



1 Evergreen Close
Driffield

YO25 6NY

TO LET

£625 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

1 Evergreen Close

Driffield

YO25 6NY

ACCOMMODATION

UPVC FRONT ENTRANCE DOOR

Opening into

KITCHEN

12' 5" x 8' 7" (3.78m x 2.62m)

Stainless steel sink one and a half bowl sink unit. Built-in "Zanussi" washer, built-in fridge, built-in "Candy" electric oven and ceramic four-ring hob. Chimney style cooker hood. One double, one single and one corner base unit. Four-drawer unit. Three double, one single and one corner wall mounted cupboards. Radiator. Tiled splashbacks. Vinyl flooring. Roller blind*. Downlighters. CO alarm. Door to

CLOAKROOM

Low-level WC and pedestal wash hand basin. "Ideal Logic+" gas central heating boiler. Mirror*. Radiator. Vinyl flooring. Understairs storage cupboard.

SITTING ROOM

11' 5" x 10' 4" (3.48m x 3.15m)

Staircase to first floor. French doors to patio. Radiator. Carpet. Vertical blinds*. Curtain pole and curtains*. Three-spot light. Smoke alarm. Burglar alarm.

BEDROOM TWO/DINING ROOM

10' 2" x 8' 7" (3.1m x 2.62m)

Carpet. Radiator. Curtain pole and curtains*.

LANDING

Carpet. Central light fitting. Smoke alarm. Storage cupboard with light. Overstairs storage cupboard. Radiator.

BEDROOM ONE

11' 2" x 10' 9" (3.4m x 3.28m)

Carpet. Radiator. Curtain pole and curtains*. Three-spot light.

BATHROOM

White suite comprising panelled bath with shower over and screen. Low-level WC and pedestal wash hand basin. Ladder style radiator. Carpet. Fully wall tiled. Extractor fan. Shaver point. Mirrored cabinet*. Three-spot light.

CENTRAL HEATING

Gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the central heating system.

DOUBLE GLAZING

Sealed units in uPVC surrounds.

GARDEN

Patio with shrub border. Garden store*.

PARKING

Off road parking for possibly two vehicles. Car port.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £625.00

Damage Deposit: £625.00

Total: £1250.00

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

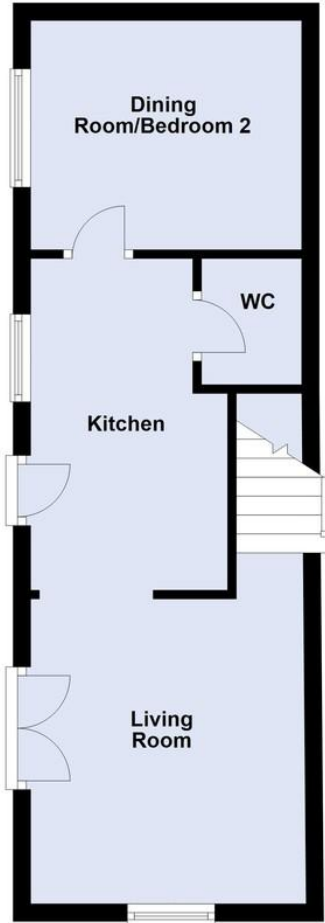
No viewings will be arranged until an application has been processed.

Strictly by appointment (01377) 253456 or lettings@ullyotts.co.uk

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately

Ground Floor



First Floor



■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
lettings@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
lettings@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations