



111 Highfield Avenue
Driffield
YO25 5ER

TO LET

£725 pcm

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

111 Highfield Avenue

Driffield

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SITTING ROOM

15' 2" x 14' 3" (4.62m x 4.34m)

With laminate floor and staircase to first floor. Understairs storage cupboard. Radiator. Three surface white spotlights. Housing unit with shelves to contain electric meter. Glazed door to:

DINING ROOM

15' 2" x 10' 6" (4.62m x 3.2m)

With laminate floor and double-glazed sliding patio doors. Radiator. Two central light fittings with shades. Shelf. Part glazed door to:

KITCHEN

13' 10" x 8' 7" (4.22m x 2.62m)

One and a half bowl single drainer stainless steel sink unit with double corner and five single base units. Two single and two double wall-mounted cupboards. Integrated Hotpoint double electric oven with cupboards above and below. Indesit gas four-ring hob and extractor hood. Radiator. Vinyl flooring. Two central light fittings. *Free standing fridge freezer* *curtain pole* CO detector and glazed door leading to the study / storeroom

UTILITY ROOM

9' 11" x 7' 9" (3.02m x 2.36m)

With plumbing for automatic washing machine, Vinyl flooring. Radiator. Extractor fan. Central light fitting. Loft access. UPVC back door and door to Kitchen

SHOWER ROOM/WC

With white suite and chrome fittings comprising glazed and tiled shower cubicle with plumbed-in shower attachment, pedestal wash hand basin and low-level WC. Wall tiling to half height. Vinyl flooring. Extractor fan. Radiator. *Corner mounted storage toiletries cabinet* Mirror full length to back of door Central light fitting.

OFFICE/STORE

10' 0" x 3' 10" (3.05m x 1.17m)

With Worcester wall mounted gas combination boiler. Radiator. Vinyl flooring. Central light fitting. Shelving and coat hooks

CENTRAL LANDING

With built-in airing cupboard and over stairs storage cupboard. Radiator. Carpet. Central light fitting with shade. Smoke alarm. Loft access.

BEDROOM 1 (FRONT)

14' 6" x 8' 0" (4.42m x 2.44m)

Two double fitted wardrobes with top cupboards. Carpet. Central light fitting. Mirror and radiator

BEDROOM 2 (REAR)

10' 5" x 7' 9" minimum " (3.18m x 2.36m)

Carpet. Central light fitting. Radiator

BEDROOM 3 (FRONT)

8' 2" x 6' 9" (2.49m x 2.06m)

Carpet. Central light fitting and radiator.

BATHROOM AND WC

With white suite and chrome fittings. Comprising panelled bath with Mira Sport plumbed-in shower attachment over, pedestal wash hand basin and low level WC. Shower screen and wall tiling to full height on two walls. Vinyl flooring. Radiator, Central light fitting with shade, mirror, mirror cabinet, Heated towel rail, built in cupboard, toilet roll and towel rail holder.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout

PARKING

Access and parking on the driveway.

GARDENS

Gravelled front garden. The good-sized rear garden adjoins and overlooks open countryside and comprises a lawned area with established shrub borders.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

SERVICES

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

NOTE

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.

PAYMENTS

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

One month's rent: £725.00

Damage Deposit: £725.00

Total: £1450.00

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

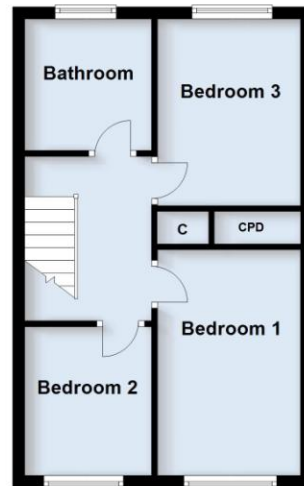
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 98 sq m

Ground Floor



First Floor



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