



10 Eastgate North
Driffield
YO25 6DE

TO LET

£650 pcm

3 Bedroom Mid Terraced House

■ **Ulliyotts** ■
EST 1891

01377 253456

10 Eastgate North

Driffield

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ACCOMMODATION

TIMBER FRONT ENTRANCE DOOR

Opening into

SITTING ROOM

14' 0" x 11' 5" (4.27m x 3.50m) [into alcoves]

Wooden flooring. Central light fitting and shade*. Two wall lights. Radiator. Curtain pole* and curtains*. Venetian blind*. Fire (not usable, decorative only) on tiled hearth and painted wooden surround. Corner cupboard. Door to

DINING ROOM

11' 5" x 9' 11" (3.48m x 3.04m) [max]

Wooden flooring. Central light fitting and shade*. Radiator. Smoke alarm. Gate*. Carpeted staircase to first floor and opening to

KITCHEN

10' 6" x 8' 7" (3.21m x 2.62m) [max]

Wooden flooring. Five downlights. Range of built-in units including base units with drawers and wall-mounted cupboards. Pantry style unit with space for fridge/freezer. Plumbing for washing machine. Built-in "Hotpoint" electric oven and four-ring gas hob with integrated extractor hood. One and one half bowl stainless steel sink unit and drainer with mixer tap. Tiled splashbacks. Roller blind*. Cupboard housing "Worcester" gas central heating boiler. CO alarm. UPVC glazed door to rear.

LANDING

Carpet. Three downlights. Smoke alarm. Doors to

BEDROOM 1 (FRONT)

13' 10" x 7' 5" (4.24m x 2.28m)

Carpet. Five downlights. Radiator. Net curtain*. Built-in wardrobes and drawers.

BEDROOM 2 (REAR)

9' 11" x 8' 8" (3.04m x 2.66m)

Carpet. Radiator. Central light fitting. Three shelves*.

BEDROOM 3 (FRONT)

11' 1" x 6' 9" (3.39m x 2.07m)

Carpet. Central light fitting. Loft access. Radiator. Roller blind*.

SHOWER ROOM

13' 0" x 3' 10" (3.98m x 1.17m)

Tile effect laminate flooring. Wall tiling with wooden panelling and three large mirrors to one wall. Shower cubicle with plumbed-in shower and concertina glass door. Low-level WC and wash hand basin over vanity unit. Mirror*. Ladder style towel radiator. Extractor fan. Six downlights. Towel rail* and towel ring*. Toothbrush holders*. Roller blind*.

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 double glazing throughout, part timber frame and part uPVC.

GARDENS

There is no front garden. Shared pedestrian access alley to side of property to allow neighbours of no. 7, 8 and 9 to access with their bins. Decking area with solar lights. Outside lantern style light.

OUTBUILDING

14' 9" x 7' 6" (4.52m x 2.31m)

UPVC glazed door opening into uPVC clad brick outbuilding with corrugated roof. Insulated. Concrete floor. Power connected. Fluorescent strip light and central light fitting. Four external lights.

PARKING

On street parking readily available.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

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 ingoing tenant will be required to pay the following:

One month's rent: £650.00

Damage Deposit: £650.00

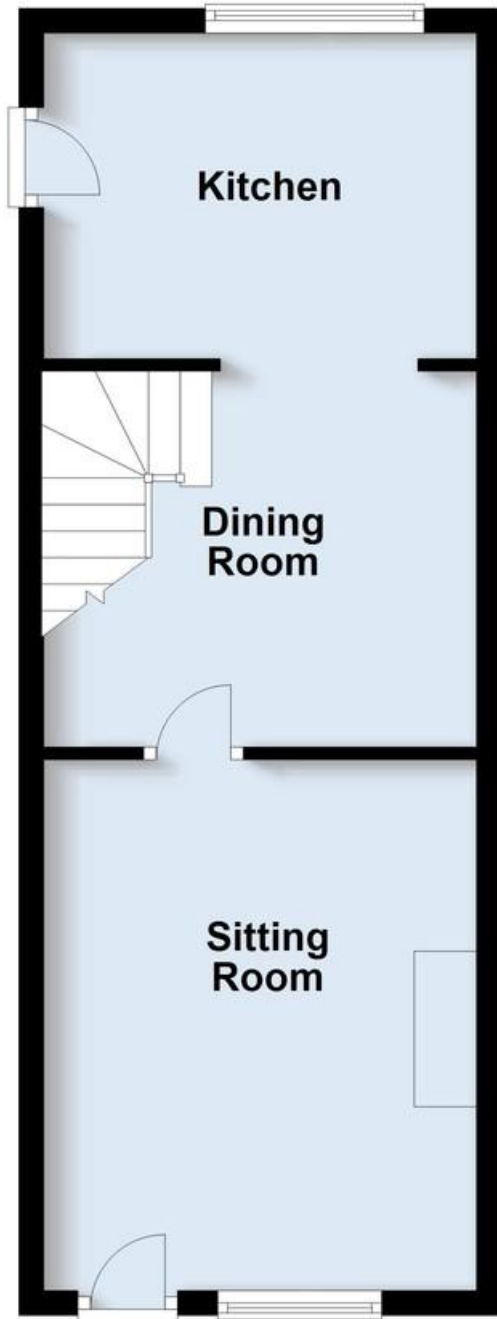
Total: £1300.00

VIEWING

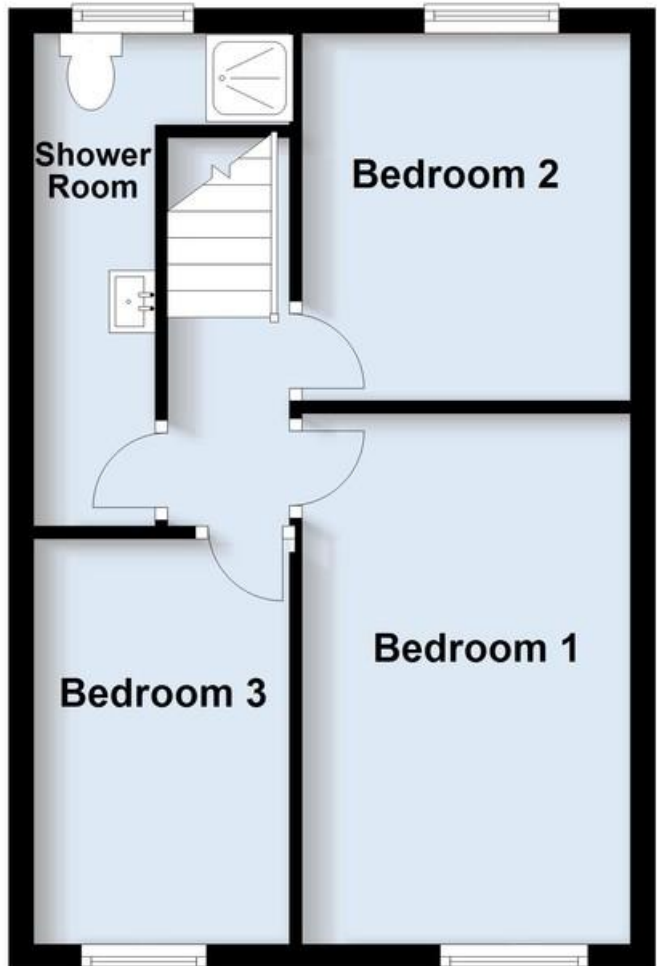
Please visit our website www.ullyotts.co.uk - Viewings will only be arranged following receipt of a completed application Regulated by RICS

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

Ground Floor



First Floor



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