



4 Nunnery Close  
Drifffield  
YO25 5AH

TO LET

£795 pcm

3 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 4 Nunnery Close

## Driffield

### YO25 5AH

#### COMPOSITE FRONT ENTRANCE DOOR

Opening into

#### ENTRANCE HALL

Coir matting to entrance. Laminate flooring. Central light fitting. Radiator. Doors to

#### CLOAKROOM/WC

White suite comprising low-level WC and pedestal wash hand basin. Laminate flooring. Radiator. Wall-mounted "Ferrolit" Modena 32C HE gas combination boiler. CO alarm. Central light fitting. Toilet roll holder\*. Towel ring\*. Mirror\*.

#### LOUNGE / DINING AREA

20' 2" x 15' 5" (6.15m x 4.72m) max.

Laminate flooring. Mains smoke alarm. Two central light fittings. Two radiators. Understairs storage cupboard. Patio doors opening onto rear garden. Curtain pole\*. Quarter turn staircase to first floor. Opening into

#### KITCHEN

10' 0" x 7' 7" (3.05m x 2.31m)

With a range of built-in units including base and wall-mounted cupboards. Stainless steel sink unit with mixer tap. Built-in "Flavel" electric oven and 4-ring electric hob with extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Radiator. Laminate flooring. 4 x Downlighters. Venetian blind\*. Space for fridge/freezer.

#### LANDING

Carpet. Mains smoke alarm. Central light fitting. Loft access. Doors to

#### BEDROOM 1 (FRONT)

15' 7" x 10' 0" (4.75m x 3.05m) max.

Carpet. Central light fitting. Radiator. Two curtain poles\*. Hook on back of door\*.

#### BEDROOM 2 (REAR)

8' 11" x 8' 11" (2.74m x 2.74m) max.

Carpet. Central light fitting. Radiator. Curtain pole\*. Hook on back of door\*.

#### BEDROOM 3 (REAR)

11' 6" x 6' 1" (3.51m x 1.85m)

Carpet. Central light fitting. Radiator. Curtain pole\*. Hook on back of door\*.

#### BATHROOM

Comprising panelled bath with plumbed-in shower over and glass shower screen. Low-level WC and pedestal wash hand basin. Tiled floor. Fully wall tiled. Downlighters. Ladder-style radiator. Shaver point. Mirror\*. Toilet roll holder\*. Hook on back of door\*.

#### 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.

#### GARDEN

Patio area with lawn beyond to rear. Shed\*. Shallow gravel forecourt.

#### PARKING

Parking for two vehicles on the gravelled driveway at the side of the property.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

#### 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: £795.00

Damage Deposit: £915.00

Total: £1710.00

#### 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.

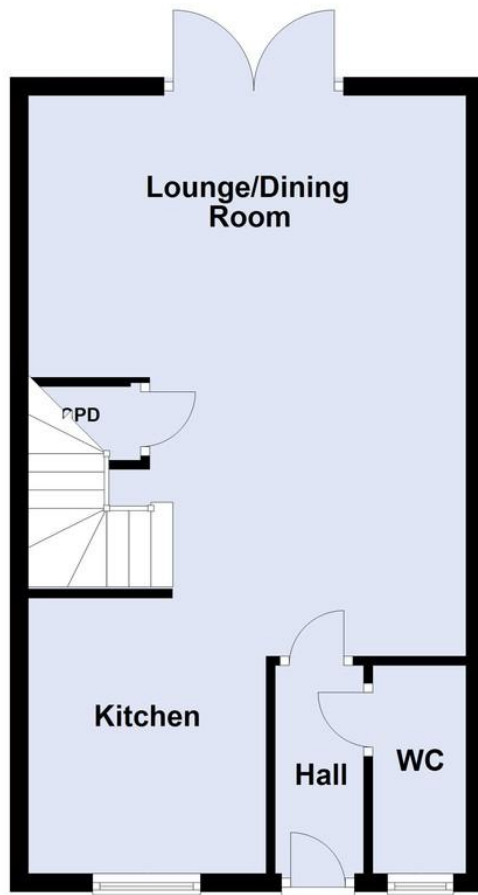
#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

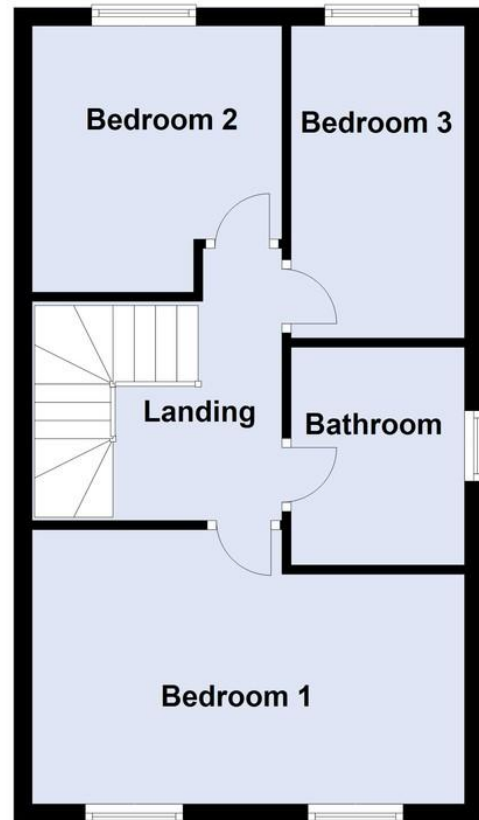
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 80 sq m

**Ground Floor**



**First Floor**





# ■ Ulllyotts ■

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## Driffield Office

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