



6 Westgate
Drifffield
YO25 6SY

TO LET

£540 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■
EST 1891

01377 253456

6 Westgate Drifffield YO25 6SY

ACCOMMODATION

FRONT ENTRANCE DOOR

Opening into

SITTING ROOM

9' 7" [into alcoves] x 9' 2" (2.92m x 2.79m)

Shelved alcoves. Carpet. Central light fitting. Curtain pole*.

Smoke Alarm. Understairs storage cupboard with plumbing for automatic washing machine. Electric storage heater. Opening into

KITCHEN

9' 7" x 6' 6" (2.92m x 1.98m)

Stainless steel sink over double base unit. One double base unit. Two double and one single wall mounted cupboards.

Breakfast bar. Electric cooker point. Roller blind*. Central light fitting. Vinyl flooring. Door to rear garden. Carpeted staircase to first floor.

LANDING

Carpet. Central light fitting. Coat Hooks*. Loft access. Doors to

BEDROOM 1

13' 5" [maximum] x 7' 4" [maximum] (4.09m x 2.24m)

Carpet. Central light fitting. Storage heater. Airing cupboard housing hot water tank and immersion heater.

BEDROOM 2

9' 2" x 6' 9" [maximum] (2.79m x 2.06m)

Carpet. Central light fitting. Wall mounted electric heater.

SHOWER ROOM AND WC

Comprising tiled shower cubicle and shower curtain*. Low-level WC and pedestal wash hand basin. Central light fitting. Roller blind*. Vinyl flooring. Electric wall mounted fan heater.

CENTRAL HEATING

Electric storage heaters and wall mounted heaters.

DOMESTIC HOT WATER

Provided by the immersion heater.

DOUBLE GLAZING

UPVC double glazing.

PARKING

On-street parking available.

GARDEN

Enclosed paved garden.

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 E.

SERVICES

Mains water, drainage, electric, 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: £540.00

Damage Deposit: £620.00

Total: £1160.00

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.

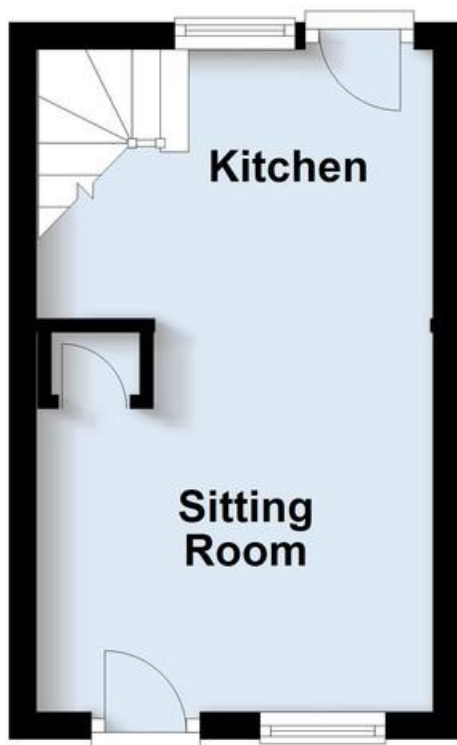
VIEWING

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

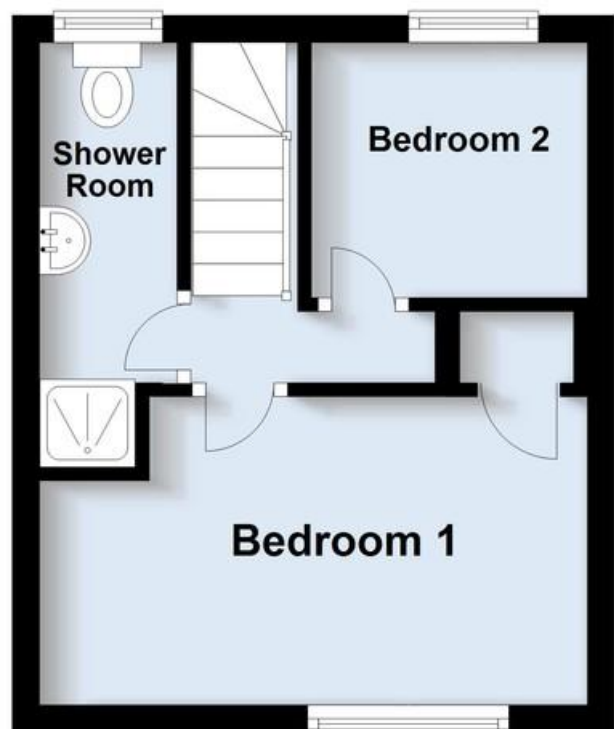
Regulated by RICS

The digitally calculated floor area is 38 sq m (409 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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