



51 The Mount
Driffield
YO25 5JQ

TO LET

£700 pcm

2 Bedroom Semi-Detached Bungalow

■ Ulllyotts ■
EST 1891

01377 253456

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Drifffield

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UPVC GLAZED SIDE ENTRANCE DOOR

Opening into:

ENTRANCE HALL

Carpet. Central light fitting. Mains smoke alarm. CO alarm.

Radiator. Loft access and doors to:

LOUNGE

16' 9" x 10' 11" (5.12m x 3.34m)

Carpet. Curtain pole*. Central light fitting. Radiator.

KITCHEN

10' 9" x 8' 3" (3.28m x 2.53m)

Stainless steel one and a half bowl sink. Built-in Electrolux electric oven, ceramic four-ring hob with cooker hood. Full range of fitted cupboards. Vinyl flooring. Roller blind*.

Plumbing for washing machine.

BEDROOM 1

13' 9" x 10' 9" (4.21m x 3.30m)

Carpet. Central light fitting full range of built-in wardrobes and shelving. Curtain track*. Radiator.

BEDROOM 2

9' 6" x 9' 4" (2.90m x 2.85m)

Carpet. Central light fitting and curtain track*. Radiator.

BATHROOM

With low level WC and pedestal wash hand basin. Fully wall tiled shower cubicle with plumbed-in shower. Vinyl flooring. Central light fitting and extractor fan. Ladder radiator.

CENTRAL HEATING

Gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the gas combination boiler (in loft).

DOUBLE GLAZING

Sealed units in uPVC surrounds.

GARDEN

To the front of the property the garden is paved with borders. To the rear there is a large garden which is gravelled for ease of maintenance.

OUTBUILDING

There is a timber workshop with power and light connected.

PARKING

There is a concrete driveway for off-road parking.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

PAYMENTS

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

One month's rent: £700.00

Damage Deposit: £805.00

Total: £1505.00

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.

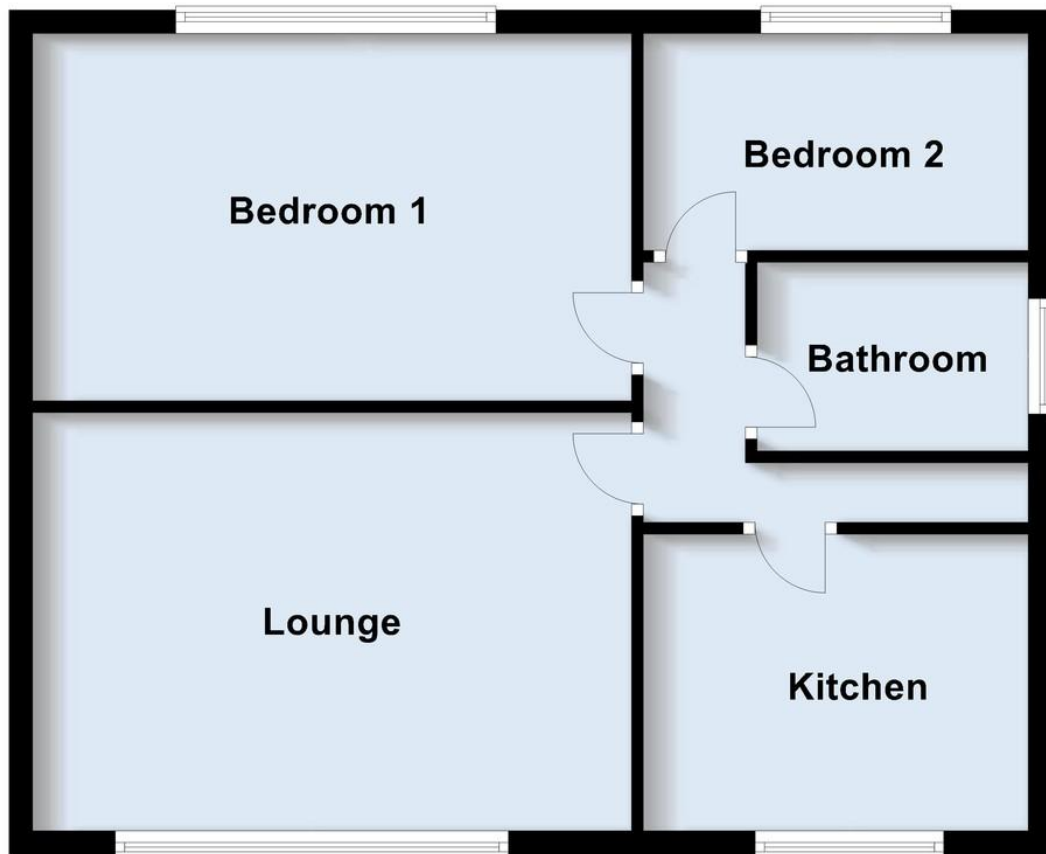
VIEWING

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 57 sq m (614 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



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Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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