



114 Bracken Road  
Driffield  
YO25 6UP

TO LET

**£775 pcm**

2 Bedroom Semi-Detached House

▪ **Ullyotts** ▪

EST 1891

01377 253456

# 114 Bracken Road

## Driffield

### YO25 6UP

#### ACCOMMODATION

##### HALF GLAZED SIDE ENTRANCE DOOR

Opening into

##### ENTRANCE HALL

Laminate flooring. Coat hooks. With door to

##### LOUNGE/DINING ROOM

19' 10" x 11' 10" (6.05m x 3.61m)

With wall-mounted contemporary electric fire with remote control. Laminate flooring. Three down lighters. Radiator. Smoke alarm. Quarter turn staircase to first floor. Understairs storage cupboard. Wooden venetian blinds\*. Door to

##### KITCHEN

11' 10" x 7' 3" (3.61m x 2.21m)

With a range of modern base units and wall-mounted cupboards. Stainless steel sink with mixer tap. Integrated electric oven and four ring hob. Extractor hood. Tiled splashbacks. Wall-mounted "Ideal Logic Max" gas combi boiler. CO alarm. Plumbing for washing machine. Four spotlight track. Half-glazed door opening onto rear patio. Vinyl flooring. Radiator.

##### LANDING

Carpet. Spotlight. Smoke alarm. Doors to

##### BEDROOM 1

11' 10" x 10' 11" (3.61m x 3.33m)

With built-in airing cupboard. Central light fitting. Carpet. Radiator.

##### BEDROOM 2

11' 10" x 9' 10" (3.61m x 3m)

Central light fitting. Carpet. Radiator.

##### BATHROOM

White suite comprising panelled bath with shower over. Glass shower screen. Fully wall tiled. Pedestal wash hand basin and low-level WC. Ladder style towel radiator. Four down lighters. Tiled flooring.

##### 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.

#### PARKING

Off-road parking available for two vehicles.

#### GARDENS

Open plan front lawn. The rear garden is mainly lawned with a patio area and views over the adjoining stream. Timber shed\*

#### 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 D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

#### 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: £775.00

Damage Deposit: £890.00

Total: £1665.00

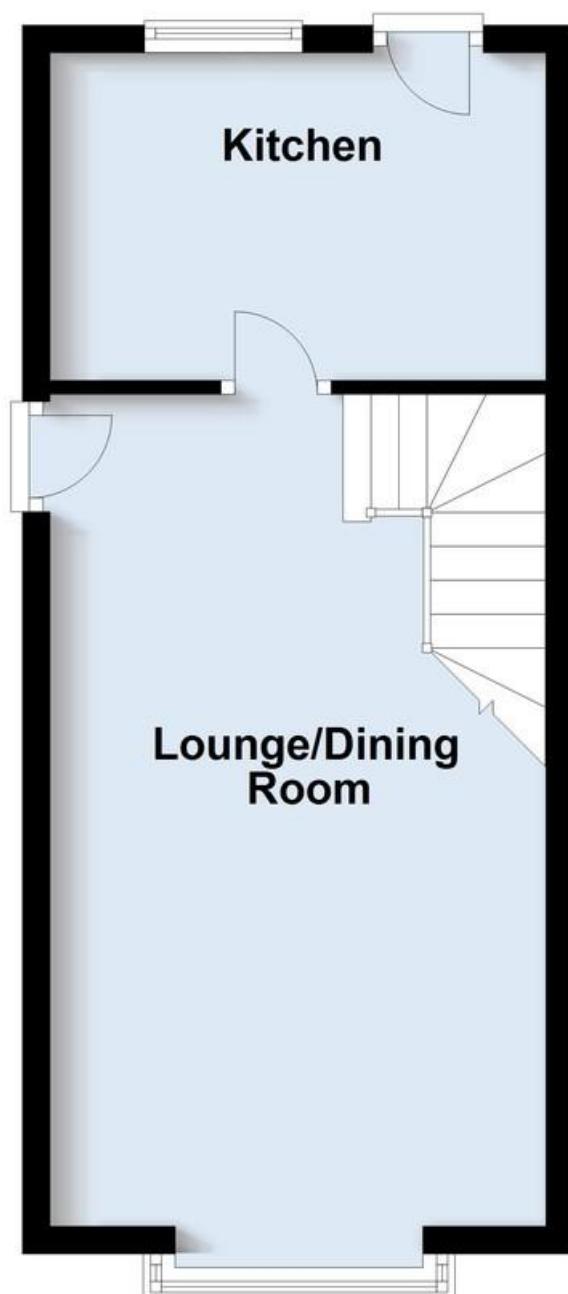
#### VIEWING

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

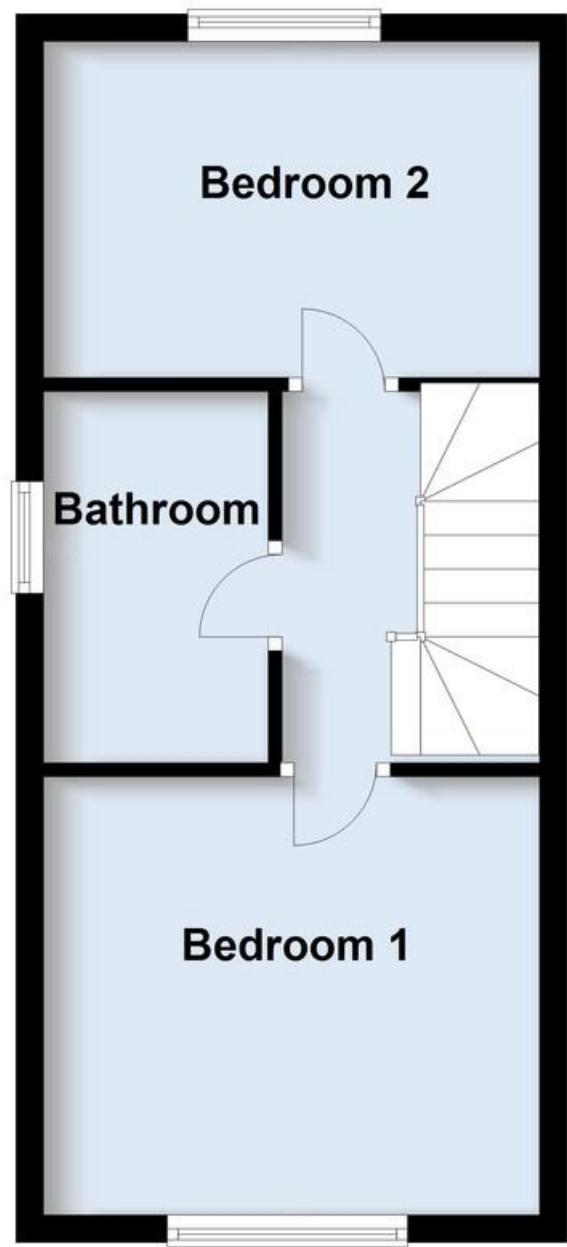
Regulated by RICS

The digitally calculated floor area is ().  
This area may differ from the floor area on the Energy Performance Certificate.

**Ground Floor**



**First Floor**



# ■ Ulliyotts ■

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## Driffield Office

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