



3 Westfield Cottages  
Drifffield  
YO25 8HJ

TO LET

£625 pcm

2 Bedroom Mid Terraced Cottage

# 3 Westfield Cottages

## Driffield

### YO25 8HJ

#### GLAZED UPVC REAR ENTRANCE DOOR

6' 6" x 5' 9" (1.99m x 1.75m)

The property is entered via a uPVC-constructed porch, featuring a wall-mounted light and a glazed uPVC door providing access to the accommodation

#### KITCHEN

13' 3" x 6' 9" (4.06m x 2.07m)

Fitted with a stainless steel sink, a range of built-in base units and wall-mounted cupboards. Additional features include a central light fitting with shade, extractor fan, vinyl flooring and tiled splashbacks. Freestanding electric Flavel oven, two wooden shelves and a wall-mounted electric heater

#### SITTING ROOM

13' 8" x 9' 10" (4.18m x 3.01m)

With carpet and a feature beamed ceiling, central light fitting and straight-flight staircase to the first floor. Further features include an electric log burner\* on a stone hearth, wall-mounted electric radiator, mains smoke alarm, CO alarm and curtain pole\*.

#### LANDING

Carpeted landing with central light fitting, smoke alarm and loft access.

#### BEDROOM ONE

10' 8" x 10' 0" (3.26m x 3.06m)

A well-proportioned bedroom with fitted carpet, a central ceiling light fitting and a wooden curtain pole\*. The room is further enhanced by a wall-mounted electric heater.

#### BEDROOM TWO

7' 8" x 6' 11" (2.34m x 2.13m)

Featuring a fitted carpet, central ceiling light, a wooden curtain pole\*, and a wall-mounted electric heater.

#### SHOWER ROOM

5' 7" x 4' 2" (1.71m x 1.28m)

Fitted with a low-level WC and pedestal wash hand basin, a shower cubicle with a Triton electric shower, and vinyl flooring. The room features an extractor fan, wall-mounted electric heater, fully tiled walls around the shower, and half-height tiling elsewhere.

#### CENTRAL HEATING

Programmable electric heaters installed. Electric log burner\* to sitting room.

#### DOMESTIC HOT WATER

Provided by two water heaters. (Kitchen and Bathroom).

#### DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

#### GARDENS

Large lawned garden area to rear. Pedestrian access to rear of property across the back of numbers 1-6.

#### PARKING

Off-road parking on gravelled area to front of property.

#### 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 D.

#### SERVICES

Mains water, private 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: £625.00

Damage Deposit: £720.00

Total: £1345.00

#### 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.

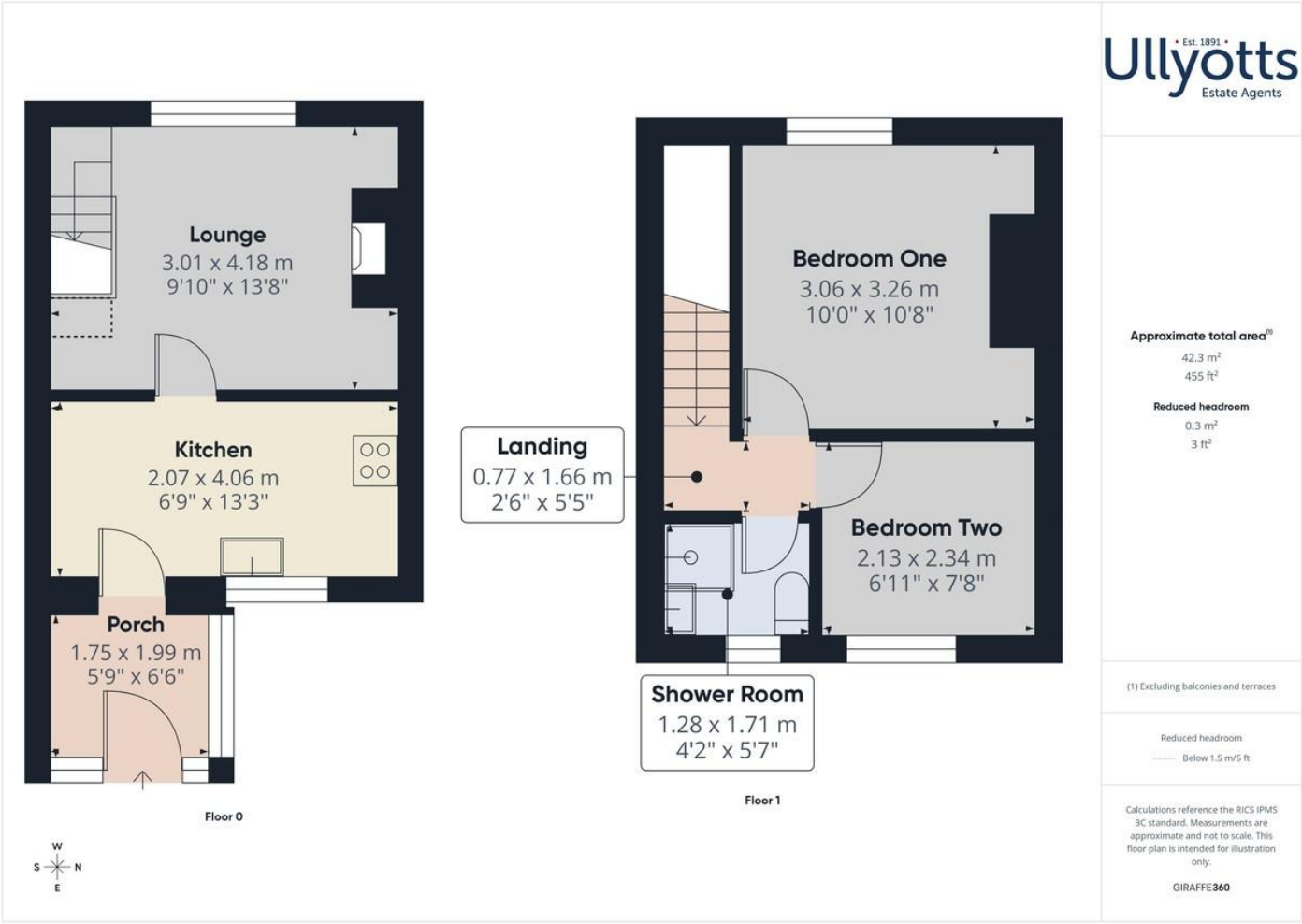
However, the landlord is not responsible for the replacement or repair of these items.

#### 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 digitally calculated floor area is 42 sq m (455 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.



# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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