



1 Abbot's Close
Drifffield
YO25 5AJ

TO LET

£725 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

1 Abbot's Close

Driffield

YO25 5AJ

ACCOMMODATION

FRONT ENTRANCE DOOR

Opening into:

KITCHEN

13' 1" x 8' 4" (3.99m x 2.54m)

Stainless steel sink unit with two corner base units and five-drawer unit. Two double, one corner and one single wall mounted cupboard. Integrated fridge freezer and washing machine. Built-in "Flavel" electric oven and four-ring "Flavel" gas hob. Roller blind*. Wooden flooring. Downlighters. Straight flight staircase to second floor. CO alarm.

CLOAKROOM / WC

5' 8" x 3' 3" (1.73m x 0.99m)

With white suite comprising low-level WC and pedestal wash hand basin. Chrome towel rail*. Central light fitting. Wooden flooring. Radiator.

LOUNGE / DINING AREA

16' 2" x 13' 1 (max)" (4.93m x 3.99m)

Wooden flooring. Two central light fittings. Curtain pole* and curtains*. Mains smoke alarm. Two radiators. Under stairs storage cupboard. Patio doors to rear garden.

LANDING

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

BEDROOM 1 (FRONT)

13' 1" x 10' 4" (3.99m x 3.15m)

Central light fitting. Carpet. Curtain pole* and curtains*. Built-in cupboard housing wall-mounted "Ferroli" gas combination boiler. CO Alarm. Radiator.

BEDROOM 2 (REAR)

13' 1" x 9' 8" (3.99m x 2.95m)

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

BATHROOM / WC

7' 7" x 6' 4" (2.31m x 1.93m)

White suite comprising curved bath with plumbed-in shower over. Glass shower screen. Low-level WC and pedestal wash hand basin. Fully wall tiled. Tiled flooring. Shaver point. Mirrored wall cabinet*.

CENTRAL HEATING

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 and lawn beyond.

PARKING

Parking for two vehicles at the front 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: £725.00

Damage Deposit: £835.00

Total: £1560.00

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.

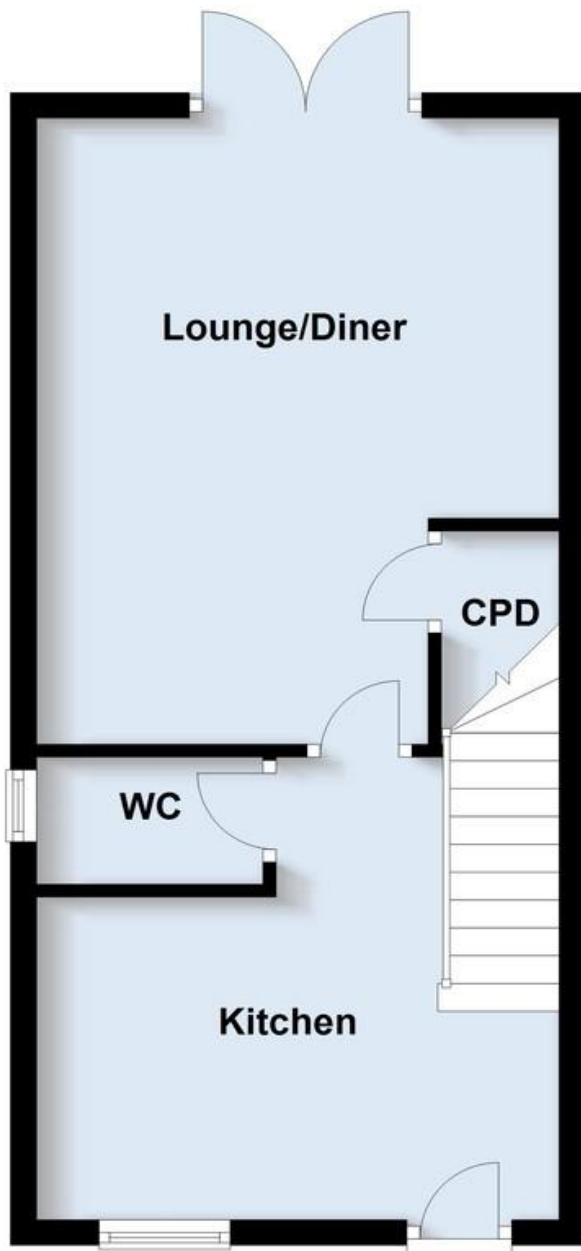
VIEWING

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

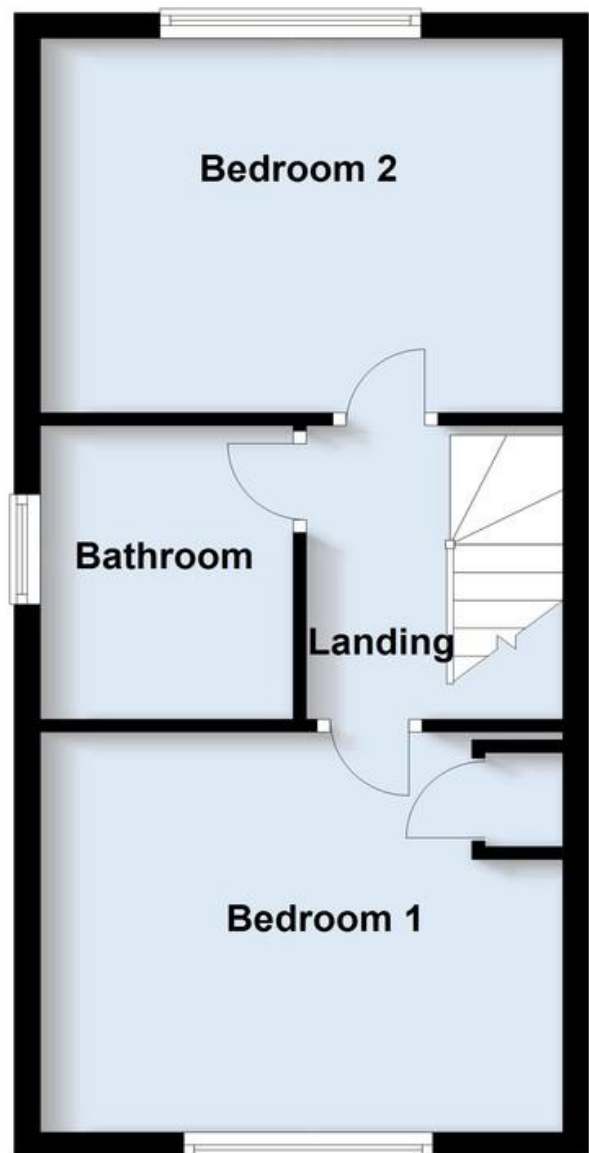
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 69 sq m

Ground Floor



First Floor



■ Ulllyotts ■

EST 1891



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

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations