



7 Underwood Bank  
Driffield  
YO25 5BY

TO LET

**£1,150 pcm**

4 Bedroom Detached House

▪ **Ullyotts** ▪

EST 1891

01377 253456

# 7 Underwood Bank

## Driffield

### YO25 5BY

#### ENTRANCE HALL

Carpet. Radiator. Coat hooks\*. Two central light fittings with light shades\*. Mains smoke alarm. Single flight staircase to first floor. Doors to lounge, kitchen and study. Under stairs cupboard. Door to:

#### CLOAKROOM

7' 10" x 4' 1" (2.40m x 1.27m)

Comprising low level WC, pedestal wash hand basin with mirror\* over, extractor fan. Towel rail\*. Toilet roll holder\*. Waste Bin \*. Toilet brush \*. Central light fitting with shade\*. Vinyl flooring and radiator.

#### LIVING ROOM

19' 5" x 11' 8" (5.94m x 3.56m)

Carpet. Two radiators, two central light fittings with shades\*, two curtain poles\* and curtains\*. Matching cushion\*. French doors to rear garden.

#### STUDY

8' 9" x 7' 10" (2.69m x 2.41m)

Central light fitting, carpet, roller blind\* and radiator.

#### DINING KITCHEN

20' 4" x 11' 1" (6.20m x 3.40m)

With built-in range of cupboards and drawers. Stainless steel one and a half bowl sink. Built-in gas hob with cooker hood over. Built-in appliances also include double electric oven, fridge and freezer and dishwasher. Brabantia waste bin\*. Two radiators. Downlights and central light fitting with shade\*. Venetian blind\*. Vinyl flooring. French doors, with venetian blind\*, to rear garden. Door to:

#### UTILITY ROOM

5' 5" x 3' 3" (1.67m x 1.00m)

Integrated washing machine\*. Ideal Logic gas central heating boiler. CO monitor. Radiator. Vinyl flooring. Central light fitting. Door to driveway.

#### STAIRS/LANDING

Carpet. Mains smoke alarm. Radiator. Two central light fittings and roller blind\*. Storage cupboard.

#### BEDROOM 1

17' 1" x 11' 3" (5.21 [max]m x 3.44 [max]m)

Carpet. Built-in wardrobes\*. Radiator. Curtain pole\*, curtains\* and blind\*. Door to:

#### EN-SUITE SHOWER ROOM

8' 2" x 6' 4" (2.49m x 1.95m)

Tiled shower cubicle with sliding doors. Pedestal wash hand basin and low level WC, mirrored cabinet\*, roller blind\*, ladder style radiator. Shower curtain\*. Toilet brush\*.

Downlighters and extractor fan.

#### BEDROOM 2 (REAR)

Carpet. Radiator and central light fitting with shade\*. Roller blind\*. Loft access hatch.

#### BEDROOM 3 (FRONT)

12' 7" x 10' 11" (3.84 [max]m x 3.34 [max]m)

Carpet. Radiator and central light fitting with shade\*.

#### BEDROOM 4 (FRONT)

Carpet. Radiator and central light fitting and shade\*. Roman blind\* & roller blind\*.

#### BATHROOM

6' 10" x 6' 4" (2.10m x 1.95m)

White suite comprising panelled bath with mixer tap shower, low level WC and pedestal wash hand basin. Vinyl flooring. Wall tiled around bath/shower and ladder style radiator. Downlighters and extractor fan. Shaving mirror\*. Toilet roll holder\*. Waste bin \*. Roller blind\*.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

#### DOMESTIC HOT WATER

Provided by the gas combination boiler.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

#### GARDEN

The front garden has shrub borders and to the rear there is a patio area with lawn (to be turfed). Washing line\*. Two wooden benches\*.

#### PARKING

Off-road parking available.

#### GARAGE

Single garage with up and over door. Light and power connected.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated Band B.

#### PAYMENTS

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

One month's rent: £1,150.00

Damage Deposit: £1,150.00

Total: £2,300.00

#### 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.

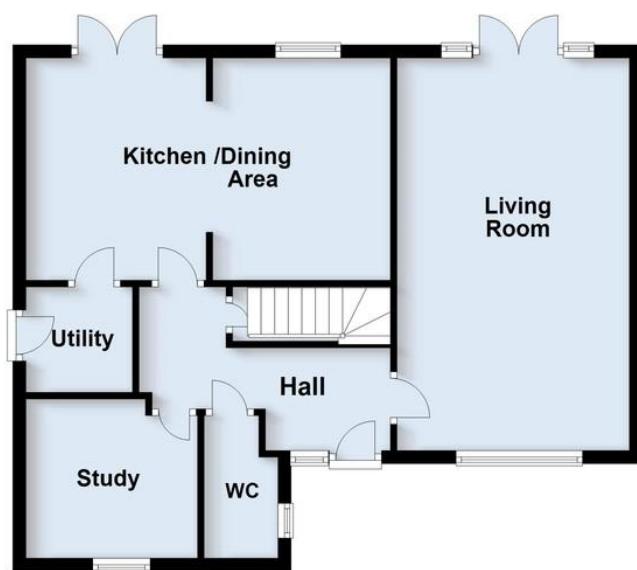
#### VIEWING

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

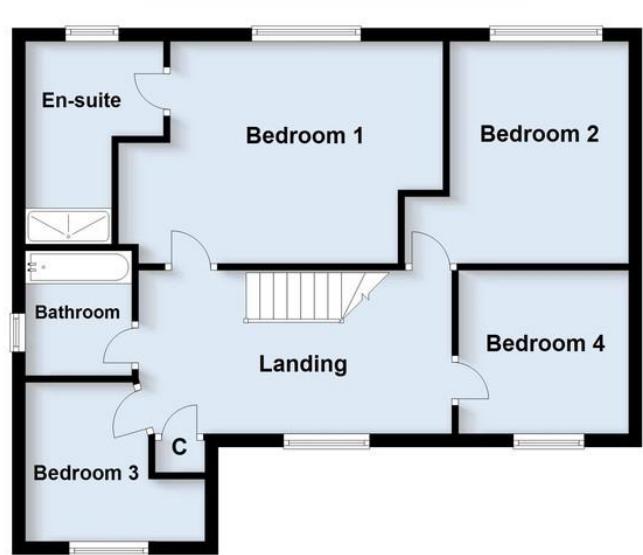
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 130 sq m

### Ground Floor



### First Floor



# ■ Ullyotts ■

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