



4 Lawson Rise
Driffield
YO25 5GR

TO LET

£850 pcm

2 Bedroom Semi Detached bungalow

■ **Ulliyotts** ■
EST 1891

01377 253456

4 Lawson Rise

Driffield

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****Applications must be made via our website before viewings can be arranged**.** A BRAND NEW two-bedroom semi-detached bungalow with off-road parking and a single garage. Comprising open plan lounge, well-fitted kitchen, dining area and bathroom.

ENTRANCE HALL

LOUNGE

13' 9" x 15' 5" (4.2m x 4.7m)
Open plan into:

DINING AREA

8' 2" x 12' 1" (2.5m x 3.7m)
With French doors leading out onto the garden.

KITCHEN

12' 5" x 9' 10" (3.8m x 3.00m)
A well fitted kitchen with integrated fridge freezer, dishwasher and washing machine.

BEDROOM 1

13' 9" x 12' 1" (4.2m x 3.7m)
With front bay window.

BEDROOM 2

10' 5" x 13' 1" (3.2m x 4m)

BATHROOM

6' 6" x 6' 2" (2m x 1.9m)
Comprising walk in shower, pedestal wash hand basin and low-level WC.

OUTSIDE

Comprising a lawned garden to the rear.

GARAGE

The drive offers off-road parking and leads to a single garage with power and lighting connected.

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 sealed unit double glazing throughout.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be confirmed).

ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

PAYMENTS

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

One month's rent: £850.00

Damage Deposit: £850.00

Total: £1,700.00

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 stated EPC floor area, (which may exclude conservatories),
is approximately 83 sq m

Ground Floor

Approx. 91.9 sq. metres (988.7 sq. feet)



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