



14 Riverhead Mill
Driffield
YO25 6NN

TO LET

£380 pcm

1 Bedroom Flat

■ Ulliyotts ■
EST 1891

01377 253456

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Driffield

YO25 6NN

COMMUNAL ENTRANCE

Intercom system. Straight flight staircases leading to each floor.

ENTRANCE DOOR

Opening into:

ENTRANCE HALL

16' 9" x 4' 2" (5.13m x 1.28m)

Carpet. Central light fitting. Built-in cupboard housing hot water tank. Mains smoke alarm. Doors to:

LOUNGE

14' 6" x 12' 0" (4.42m x 3.68m)

Central light fitting. Carpet. Electric heater. Opening into:

KITCHEN

11' 8" x 6' 6" (3.56m x 2.00m)

With a range of cupboards and drawers, stainless steel sink unit. Space for fridge. Space for electric cooker. Plumbing for washing machine. Central light fitting. Carpet.

BEDROOM ONE

11' 5" x 7' 11" (3.50m x 2.42m)

Carpet. Electric heater. Central light fitting.

BATHROOM

11' 8" x 5' 3" (3.56m x 1.62m) max.

Carpet. Central light fitting. White suite with panelled bath and shower attachment, low level WC, wash hand basin and wall mounted electric heater. Extractor fan.

CENTRAL HEATING

Electric panel heaters.

DOMESTIC HOT WATER

Provided by the electric boiler.

DOUBLE GLAZING

Single glazed windows in timber frames.

PARKING

Off-road parking available only with use of a permit.

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 E.

SERVICES

Mains water, 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: £380

Damage Deposit: £380

Total: £760

NOTES

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.

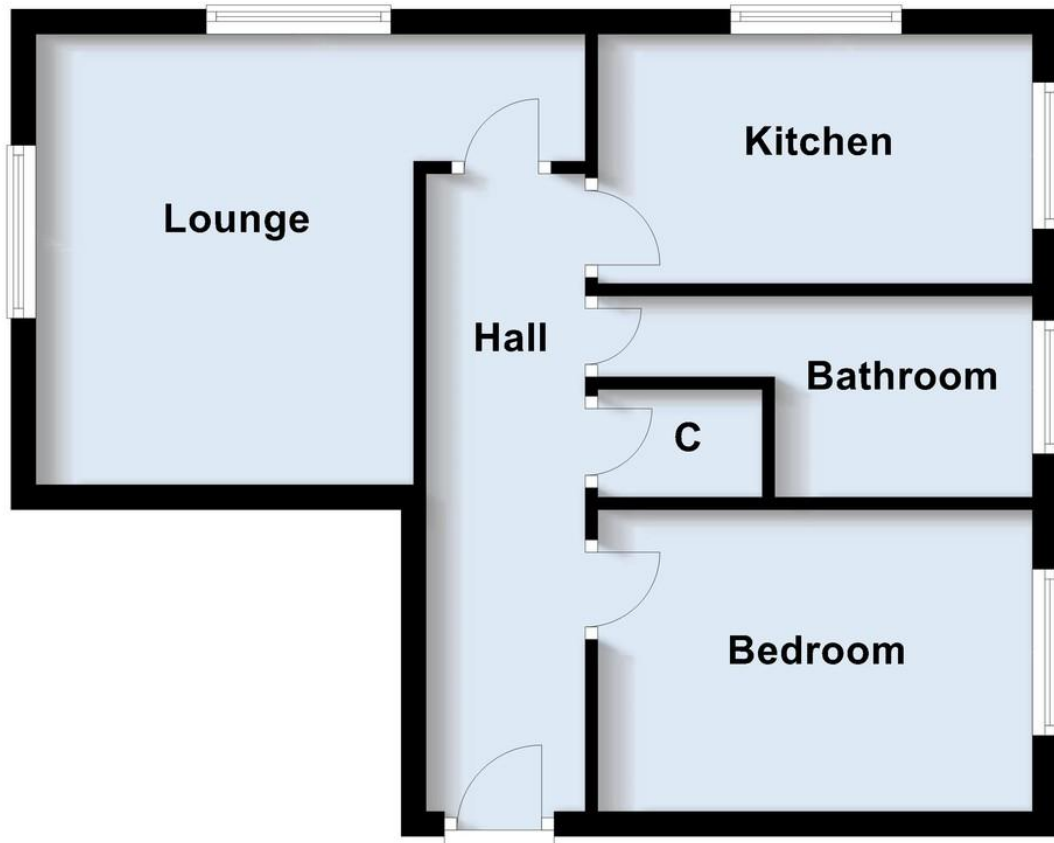
However, the landlord is not responsible for the replacement or repair of these items.

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 45 sq m



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