



49 Westgate
Driffield
YO25 6TJ

TO LET

£800 pcm

5 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

49 Westgate

Driffield

YO25 6TJ

LIVING ROOM

20' 6" x 12' 10" (6.27m x 3.92m)

With wooden beams, stair case to first floor and under stairs cupboard. Laminate flooring. Two central light fittings.

Venetian blind*. Two radiators.

KITCHEN

10' 11" x 8' 4" (3.33m x 2.56m)

With a range of built in cupboards and ceramic sink with mixer tap. Tiled splashbacks. Gas Cooker. Dishwasher*. Fridge Freezer*. Tiled flooring. Central light fitting. Heat Alarm.

DINING ROOM

12' 11" x 9' 6" (3.95m x 2.92m)

Laminate flooring. Central light fitting. Radiator.

LANDING

Carpet. Central light fitting. Smoke alarm.

BEDROOM ONE (FRONT)

13' 0" x 9' 8" (3.97m x 2.95m)

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

BEDROOM TWO (FRONT)

13' 1" x 10' 3" (4.00m x 3.14m)

Carpet. Chandelier style central light fitting. Radiator. Door to second floor.

BEDROOM THREE (REAR)

9' 0" x 7' 0" (2.76m x 2.15m)

Laminate. Central light fitting and shade*. Storage cupboard housing 'Ideal Logic' Combi Max 30 combination boiler. CO alarm. Radiator.

BATHROOM

10' 11" x 6' 11" (3.35m x 2.12m)

With white three piece suite comprising bath with shower attachment, pedestal wash hand basin and low level WC. Plumbing for washing machine. Half tiled. Storage cupboard. Central light fitting. Extractor fan. Laminate flooring. Radiator.

SECOND FLOOR LANDING

Carpet. Central light fitting. Velux window. Smoke alarm.

BEDROOM FOUR

8' 11" x 11' 0" (2.74m x 3.37m)

With ensuite WC and sink. Laminate flooring. Two downlights. Velux window. Eaves storage. Radiator.

BEDROOM FIVE

11' 0" x 10' 5" (3.36m x 3.19m)

Carpet. Velux window. Three downlights. Radiator. Loft access.

REAR YARD

With gate and fence leading to the parking space

PARKING

The property benefits from a secure parking space

CENTRAL HEATING

The property benefits from a 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 tax band A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

PAYMENTS

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

One month's rent: £800.00

Damage Deposit: £800.00

Total: £1600.00

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.

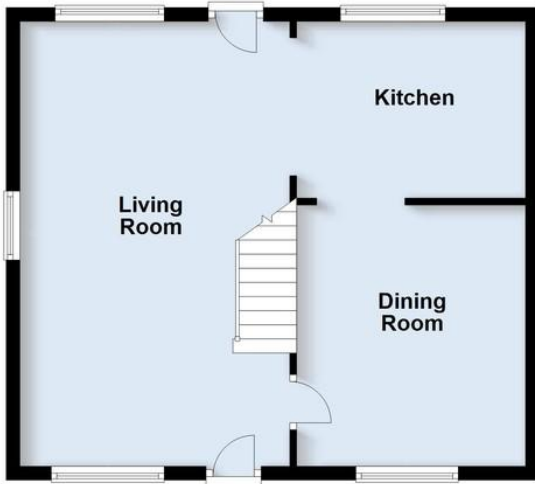
VIEWING

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

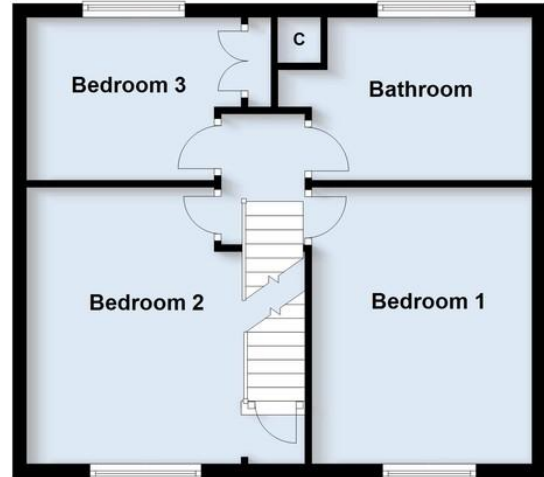
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 117 sq m

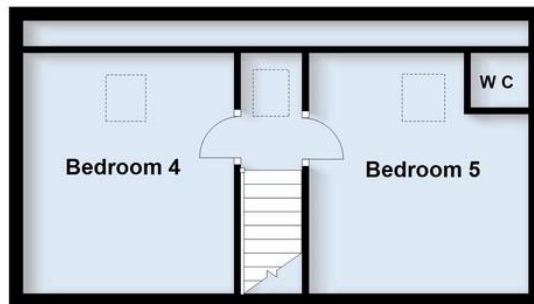
Ground Floor



First Floor



Second Floor



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