



2 Nayfield Close  
Driffield  
YO25 6LS

TO LET

£675 pcm

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 2 Nayfield Close

## Driffield

### YO25 6LS

#### GLAZED UPVC FRONT ENTRANCE DOOR

Opening into:

#### HALLWAY

With straight flight staircase to first floor. Carpet. Central light fitting. Door to:

#### LOUNGE

13' 11" x 12' 8" max (4.26m x 3.88m)

'Pebble' gas fire in marble inset and hearth. Wood effect vinyl flooring. Central light fitting. Venetian blinds\*. CO Alarm. Smoke alarm. Radiator. Door to:

#### BREAKFAST ROOM

12' 8" max x 10' 2" (3.88m x 3.12m)

Under stairs cupboard with light. Wood effect vinyl flooring. Central light fitting. Radiator. Door to bathroom and opening to kitchen:

#### KITCHEN

14' 7" x 6' 7" (4.45m x 2.03m)

A range of built in cupboards and drawers. One and a half bowl stainless steel sink with mixer tap. Built-in 'Belling' electric oven and four ring gas hob. Chimney style cooker hood. Tiled splashbacks. Plumbing for washing machine. Fridge\*. Four spot light fitting. Two shelves\*. Ceramic tiled floor. Radiator.

#### BATHROOM

7' 5" x 5' 4" (2.27m x 1.64m)

White suite comprising panelled bath with plumbed-in shower over, shower screen, low-level WC and wash hand basin in vanity unit. Fully tiled walls. Mirror\*. Two shelves\*. 3 spot light and downlight. Vinyl flooring. Radiator.

#### LANDING

Loft access. Carpet. Smoke alarm. CO alarm (Boiler in loft). Radiator. Doors to:

#### BEDROOM ONE (FRONT)

16' 0" x 12' 2" (4.90m x 3.72m) max

Carpet. Central light fitting. Venetian blind\*. Mirror\*. Radiator.

#### BEDROOM TWO (REAR)

10' 10" x 9' 3" max (3.32m x 2.83m)

Built-in wardrobe. Carpet. Central light fitting. Shelf\*. Curtain pole\*. Radiator.

#### BEDROOM THREE (REAR)

7' 3" x 6' 5" (2.22m x 1.98m)

Carpet. Venetian blind\*. Curtain pole\*. Shelf\*. Radiator.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

#### GARDEN

Lawned front garden. Rear garden with patio and timber shed\*.

#### 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 C.

#### 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: £675.00

Damage Deposit: £675.00

Total: £1350.00

#### 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.

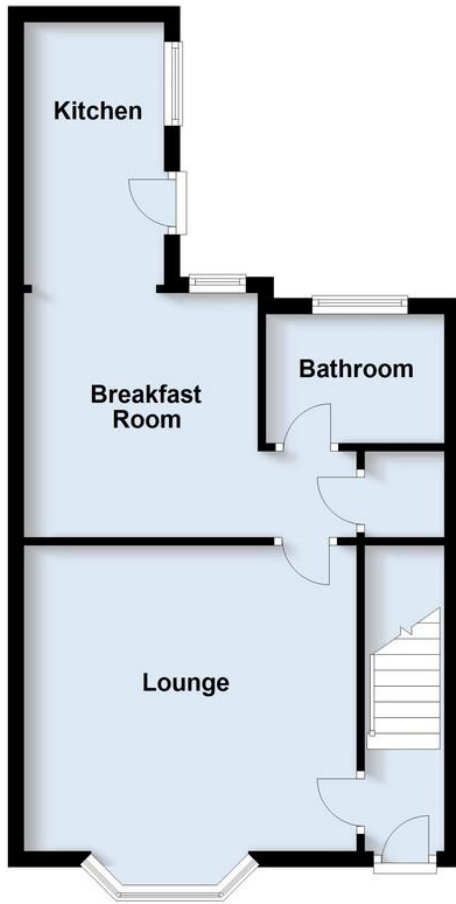
#### VIEWING

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

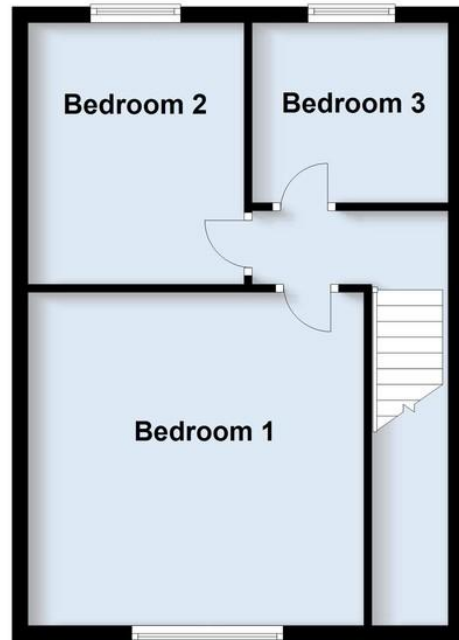
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 74 sq m

### Ground Floor



### First Floor



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## Drifffield Office

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