



Flat 5 Granary Court
Drifffield
YO25 6LW

TO LET

£425 pcm

1 Bedroom Second Floor Flat

■ Ulllyotts ■
EST 1891

01377 253456

Flat 5, Granary Court

Driffield

YO25 6LW

MAIN ENTRANCE DOOR

Leading to communal hallway with carpet and understairs cupboard housing meters. Central light fittings. Staircase to second floor.

ENTRANCE DOOR

Opening into hallway. Central light fitting. Storage cupboard. Telephone socket. Battery smoke alarm.

BEDROOM

14' 8" x 9' 9" (4.47m x 2.97m)
Carpet. Central light fitting. Loft access. Radiator.

KITCHEN

7' 11" x 8' 5 (max)" (2.41m x 2.57m)
With stainless steel sink unit. Four single wall units. Three single base units. Central light fitting. Vinyl flooring. Beko freestanding electric oven & hob *. Storage cupboard.

BATHROOM & WC

With white suite comprising panelled bath with shower over, low-level WC and pedestal wash hand basin. Vinyl flooring. Wall tiling around bath and shower area. Radiator. Mirror. Central light fitting.

LOUNGE

10' 11" x 13' 9" (3.33m x 4.19m)
Carpet. Central light fitting. Radiator.

HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

PARKING

On street parking is available.

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 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:	£425.00
Damage Deposit:	£490.00

Total:	£915.00
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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 49m²

Ground Floor



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