



Flat 2 65 Eastgate North
Drifffield
YO25 6DY

TO LET

£450 pcm

1 Bedroom First Floor Flat

■ Ulllyotts ■
EST 1891

01377 253456

Flat 2, 65 Eastgate North Drifffield YO25 6DY

ACCOMMODATION

FRONT ENTRANCE DOOR

Opening into communal hallway with straight flight staircase to first floor. Door to

APARTMENT

Opening into

ENTRANCE HALL

Carpet. Central light fitting. Mains smoke alarm. Doors to

LOUNGE

12' 4" x 9' 10" (3.76m x 3m) [maximum]

Carpet. Central light fitting. Built-in shelved cupboard. Curtain pole* and curtain*. Mains smoke alarm. Electric heater.

KITCHEN

7' 8" x 6' 7" (2.34m x 2.01m)

Stainless steel sink and drainer over corner base unit. Two single base units. Four-drawer unit. Tiled splashbacks. Built-in "Beko" oven and electric hob. Water heater. Central light fitting. Mains smoke alarm. Vinyl flooring. Electric heater.

BEDROOM (FRONT)

12' 5" x 6' 7" (3.78m x 2.01m)

Carpet. Central light fitting. Overstairs cupboard with hanging rail. Mains smoke alarm. Electric heater.

SHOWER ROOM

White suite comprising shower cubicle with 'Hydro' electric shower, wash hand basin with cupboard and low-level WC. Extractor fan. Central light fitting. Vinyl flooring.

HEATING

The property benefits from wall mounted programmable electric heaters.

DOMESTIC HOT WATER

Provided by an electric water heater.

DOUBLE GLAZING

Sealed units in uPVC surrounds.

GARDEN

Shallow forecourt garden. There is the use of a yard to the rear of the property for storage of bins. Shared lawned area to rear of building.

PARKING

On-street parking available.

SERVICES

Mains water, drainage and electric either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

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 D.

PAYMENTS

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

One month's rent: £450.00

Damage Deposit: £515.00

Total: £965.00

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.

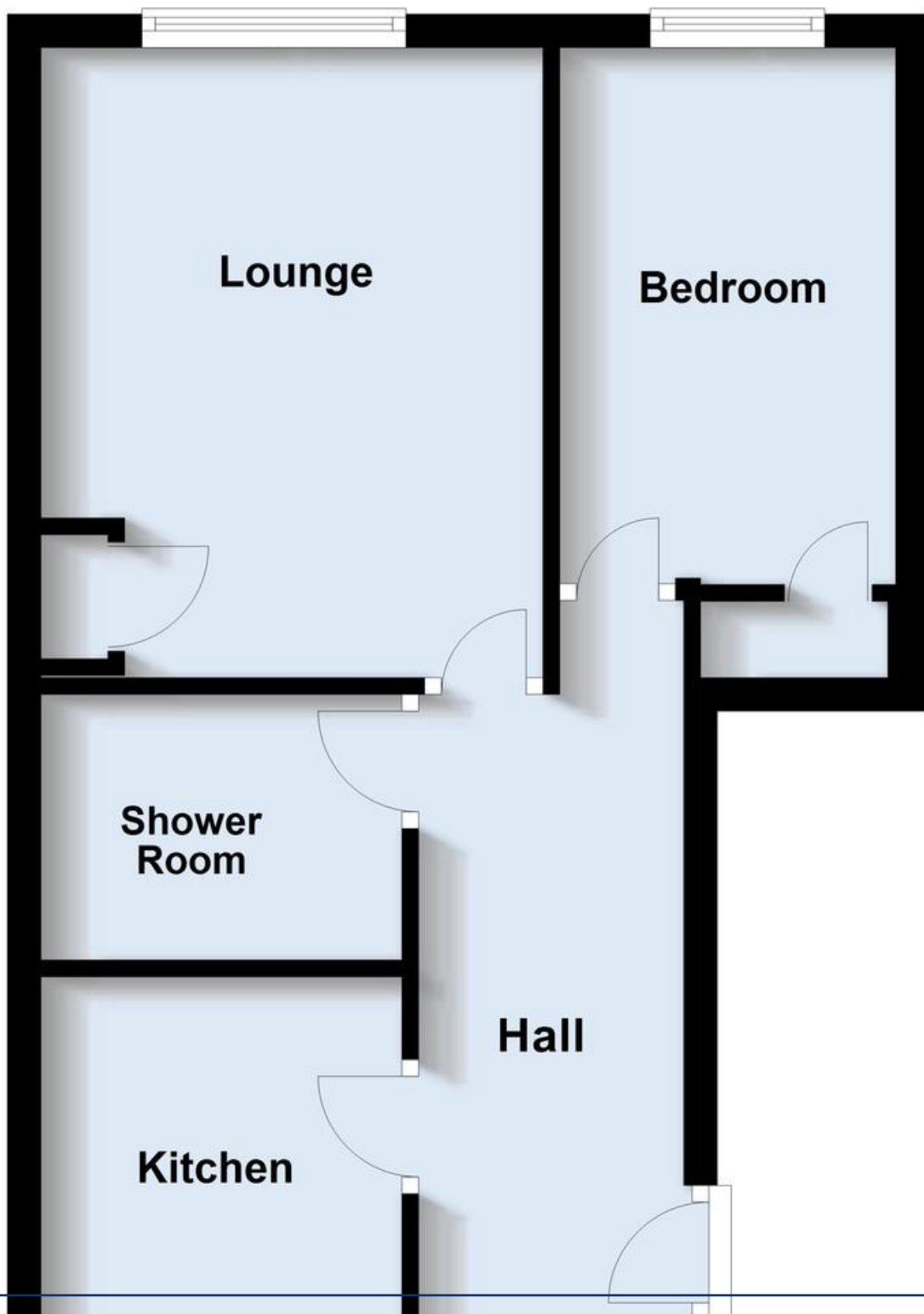
VIEWING

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

Regulated by RICS

The digitally calculated floor area is ().
This area may differ from the floor area on the Energy Performance Certificate.

First Floor



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