



12 Kestrel Close
Driffield
YO25 5JX

TO LET

£725 pcm

2 Bedroom Mid Terraced House

▪ **Ullyotts** ▪

EST 1891

01377 253456

12 Kestrel Close

Driffield

YO25 5JX

FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

Mains smoke alarm. Ceramic tiled floor. Built-in full height shelved cupboard. Door to:

CLOAKROOM/WC

With white suite and "chrome" fittings comprising low-level WC and corner wash hand basin. Wall tiling to half height. Ceramic tiled floor. Mirror*. Archway from Entrance Hall to the:

KITCHEN

8' 1" x 6' 4" (2.46m x 1.93m)

One and a half bowl single drainer stainless steel sink unit with two corner and three single base units. Plumbing for automatic washing machine. Single and double wall mounted cupboards. Wall mounted gas central heating boiler in cupboard housing. Ceramic tiled floor. Built-in electric oven. Electric 4-ring hob. Extractor fan. Tiled splash backs. CO alarm.

LOUNGE/DINING AREA

14' 10" x 12' 10" (4.52m x 3.91m)

With double glazed French windows opening onto timber decking. Straight flight staircase to first floor. Shelf. Curtain pole*. Radiator.

CENTRAL LANDING

Carpet. Mains Smoke alarm. Doors to:

BEDROOM 1

12' 10" x 8' 1" (3.91m x 2.46m)

Laminate flooring. Two curtain poles*. Two roller blinds*. Central light fitting. Radiator.

BEDROOM 2

12' 11" x 8' 2" (3.94m x 2.49m)

Built-in airing cupboard housing hot water cylinder and immersion heater. Laminate flooring. Curtain pole*. Radiator.

BATHROOM & WC

With white suite and "chrome" fittings. Comprising panelled bath with plumbed-in shower attachment over, vanity unit incorporating wash hand basin and low-level WC. Mirror*. Fully wall tiled. Electric shaver point. Laminate flooring.

"Chrome" ladder radiator.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water with stand-by immersion heater.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

GARAGE

There is no garage to the property but there is a single dedicated parking space.

GARDENS

Open plan lawned front garden. The rear garden is partially lawned, partially gravelled and with an area of timber decking.

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: £725.00

Damage Deposit: £835.00

Total: £1560.00

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.

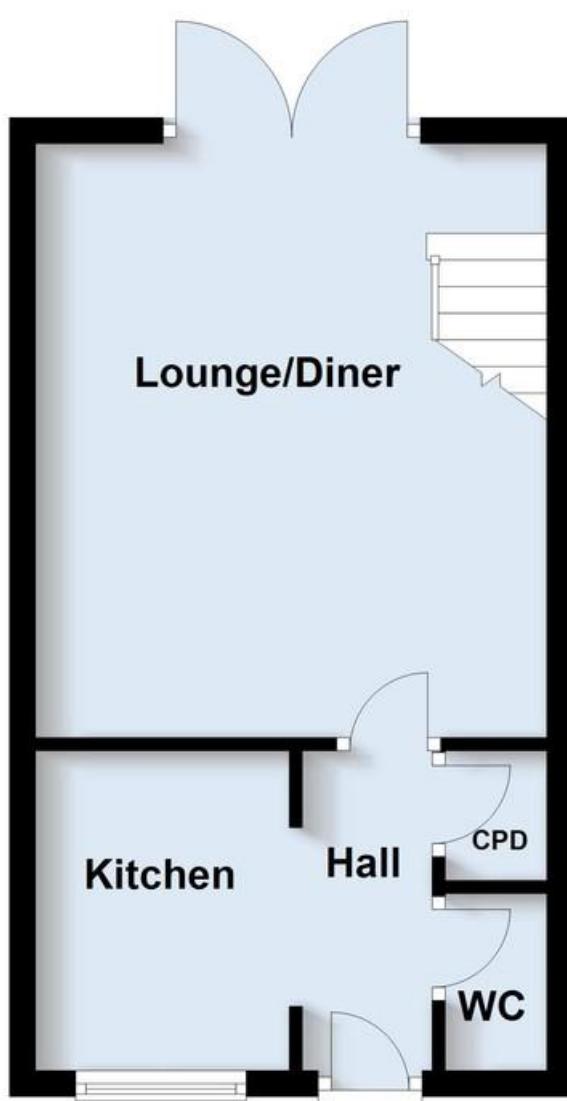
VIEWING

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

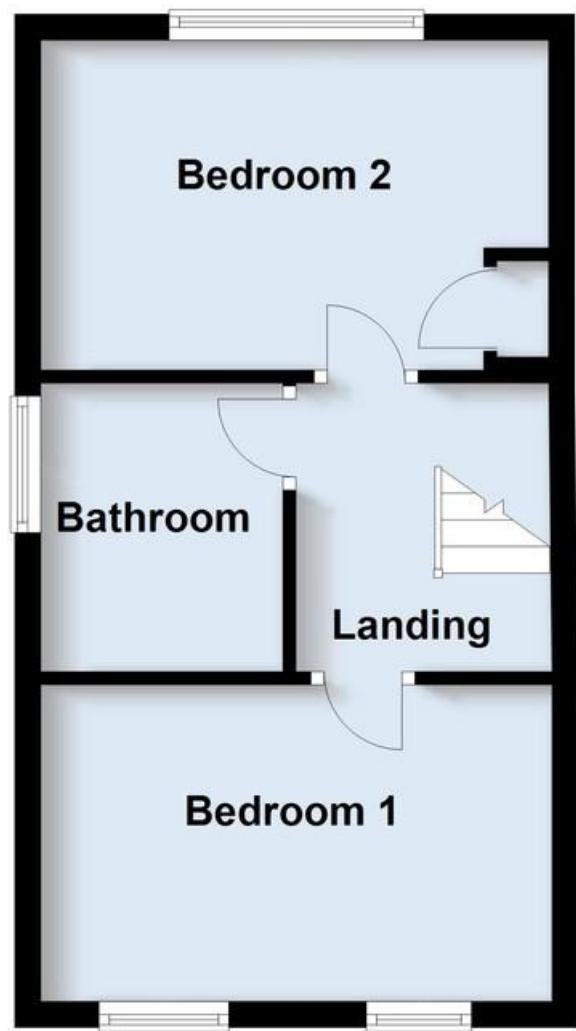
Regulated by RICS

The digitally calculated floor area is 56 sq m (603 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



■ Ulliyotts ■

E S T 1 8 9 1



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ulliyotts.co.uk



www.ulliyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ulliyottsbrid.co.uk



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