



14 Kestrel Close
Drifffield
YO25 5JX

TO LET

£725 pcm

2 Bedroom End Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456

14 Kestrel Close

Drifffield

YO25 5JX

FRONT ENTRANCE DOOR

Opening into

ENTRANCE HALL

With walk-in storage cupboard with shelf. Carpet. Smoke alarm. Central light fitting. Archway to Kitchen and door to lounge.

CLOAKROOM / WC

White suite comprising low-level WC and pedestal wash hand basin with tiled splashback. Extractor fan. Mirror*. Toilet roll holder*. Towel hooks*. Carpet. Central light fitting. Radiator.

KITCHEN

8' 1" x 6' 5" (2.46m x 1.96m)

Stainless steel sink with mixer tap. Two single base units with drawers, two corner base units and three single wall-mounted cupboards. Wall-mounted cupboard housing "Potterton" gas central heating boiler. Built-in "Whirlpool" electric fan oven and four-ring gas hob. Extractor fan above. Plinth heater. Plumbing for automatic washing machine. Tiled splashbacks. Venetian blind*. Vinyl flooring. CO alarm. Central light fitting.

LOUNGE/DINER

15' 0" x 12' 11" (4.57m x 3.94m) [MAXIMUM]

Electric coal-effect fire with wood hearth and mantel. Smoke alarm. Carpet. Central spotlight fitting. Curtain pole*. Two radiators. Double uPVC patio doors to garden. Straight flight staircase to first floor.

LANDING

Carpet. Central light fitting and shade*. Smoke alarm. Loft access hatch. Doors to

BEDROOM 1 (REAR)

12' 10" x 8' 0" (3.91m x 2.44m)

Built-in airing cupboard housing hot water tank and shelves*. Carpet. Central light fitting and shade*. Wooden shelf*. Curtain pole* and voile*. Radiator.

BEDROOM 2

12' 11" x 8' 4" (3.94m x 2.54m)

Carpet. Central light fitting. Two curtain poles* and voiles*. Radiator.

BATHROOM

White suite comprising panelled bath with "Hydramax" shower over and glass shower screen. Shower rail* and curtain*. Low-level WC and vanity unit with wash hand basin. Corner shelf*. Mirrored cabinet*. Tiled splash backs. Towel holder*. Toilet roll holder*. Wall tiling around bath and shower area. Extractor fan. Shaving point. Vinyl flooring. Radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from double glazed units in timber surrounds. UPVC patio doors to rear.

GARDEN

Lawned area to front and patio area with lawn beyond at the rear. Garden shed*. Outside tap.

PARKING

Allocated off-road parking space to property. (On driving up to the property the space is the second from the left).

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.

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

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.

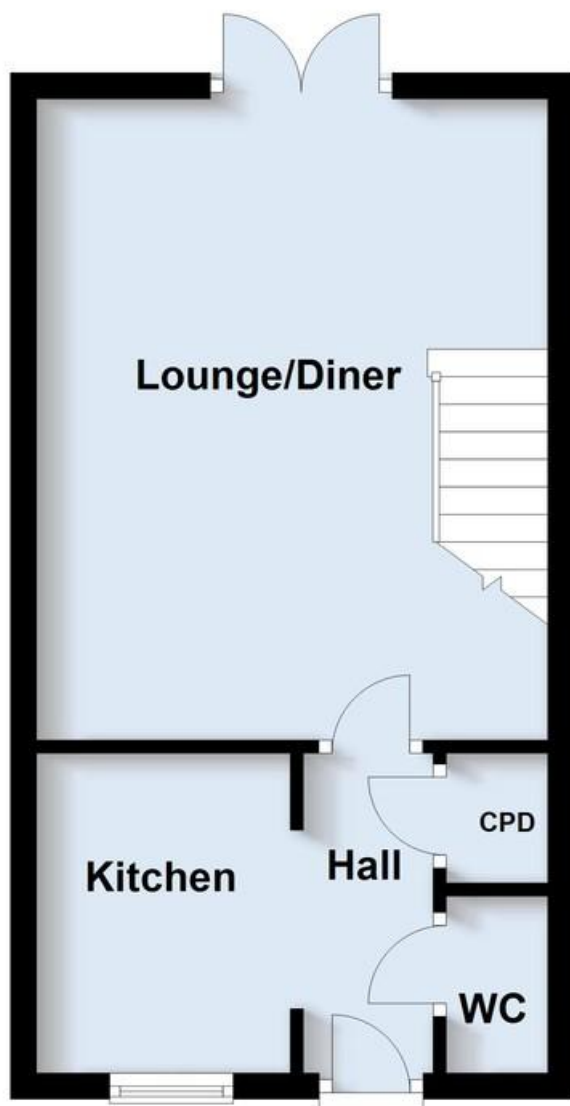
VIEWING

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

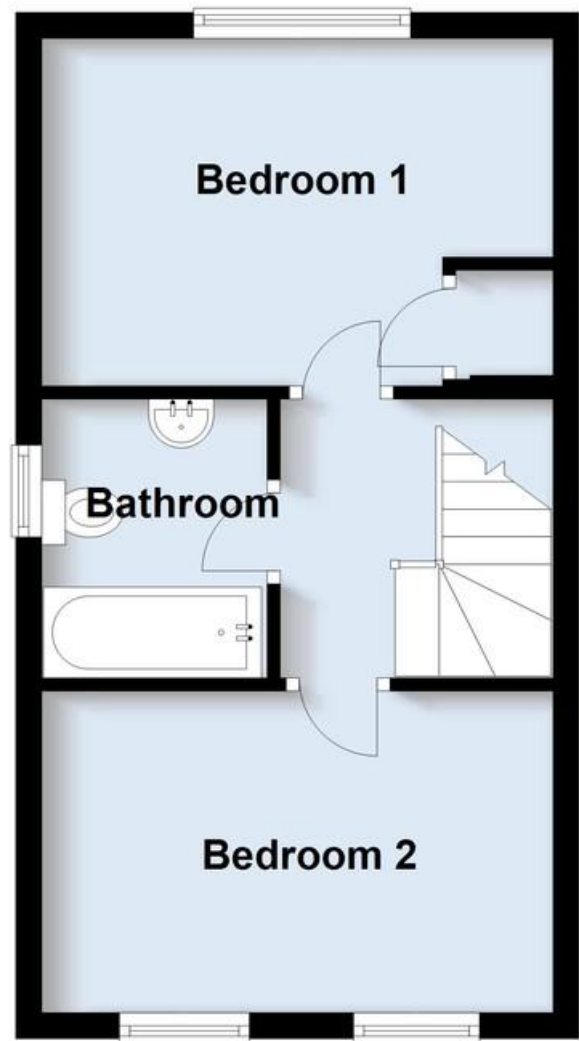
Regulated by RICS

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

Ground Floor



First Floor



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