



9 The Old Maltings
Drifffield
YO25 6SP

TO LET

£460 pcm

1 Bedroom Flats / Apartments

■ Ulllyotts ■
EST 1891

01377 253456

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Driffield

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COMMUNAL FRONT ENTRANCE DOOR

Secure entry system opening into communal entrance hall with letterboxes.

ENTRANCE HALL

Central light fitting. Smoke alarm. Laminate flooring. Doors to:

KITCHEN / LIVING ROOM

21' 7" x 8' 7" (6.58m x 2.63m)

Range of units including wall-mounted cupboards and base units with drawers. One and one half stainless steel sink unit with mixer tap. Tiled splashbacks. Four ring electric hob with extractor hood. Built-in 'Hotpoint' electric oven. Plumbing for washing machine. Cupboard housing hot water cylinder. Wall-mounted electric heater to living area. Venetian blind*. Laminate flooring.

BEDROOM

13' 1" x 8' 10" (4m x 2.7m)

Central light fitting. Wall mounted electric heater. Venetian blind*. Laminate flooring.

BATHROOM

8' 2" x 5' 4" (2.50m x 1.65m)

Central light fitting. Panelled bath with mixer tap and shower attachment and glass shower screen. Low-level WC and pedestal wash hand basin. Electric towel radiator. Extractor Fan. Fully wall tiled around shower area and half-height tiling elsewhere. Mirror* and glass shelf*. Vinyl flooring.

CENTRAL HEATING

Heating provided by wall-mounted electric heaters and electric towel radiator to bathroom.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

PARKING

On-street parking 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 D.

SERVICES

Mains water, drainage and electric either available or connected.

PAYMENTS

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

One month's rent: £460.00

Damage Deposit: £530.00

Total: £990.00

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.

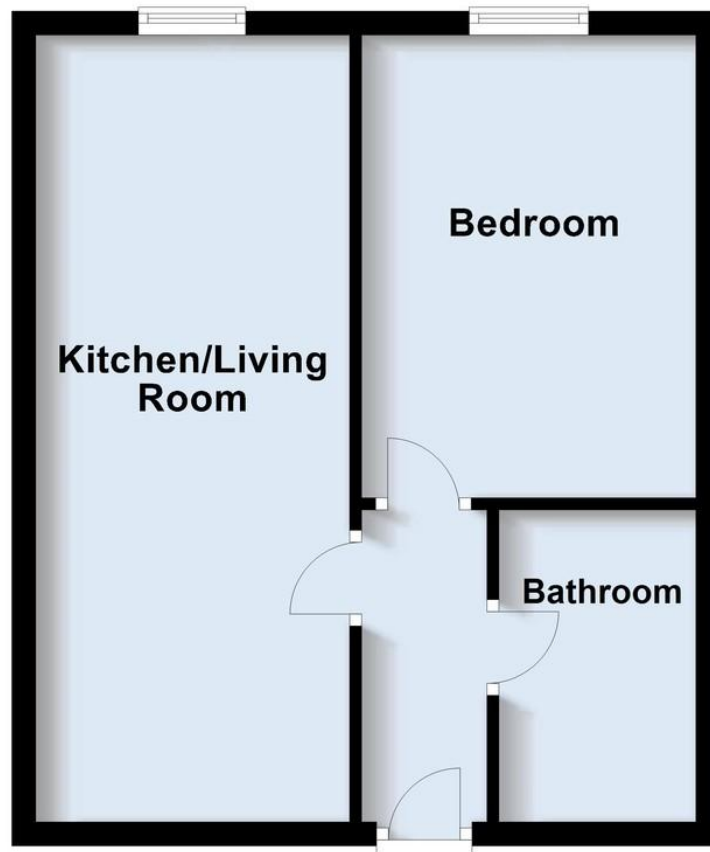
VIEWING

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

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 36 sq m

Ground Floor



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Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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