



19 Station Road  
Drifffield  
YO25 4LS

TO LET

**£560 pcm**

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 19 Station Road

## Driffield

### YO25 4LS

#### UPVC FRONT ENTRANCE DOOR

Opening into:

#### SITTING ROOM

12' 4" x 11' 10" (3.76m x 3.61m)

Tiled hearth. Carpet. Two wall lights. Two spot lights. Curtain pole\* and curtains\*. Door curtain\*. CO alarm. Square archway to:

#### DINING ROOM

11' 10" x 9' 1" (3.61m x 2.79m) [maximum]

Central light fitting. Carpet. Radiator. Glazed door to:

#### UTILITY AREA

Cupboard with shelving. Vinyl flooring. With glazed door to rear porch. Straight flight staircase to first floor. Central light fitting. Radiator. Opening into:

#### KITCHEN

11' 10" x 6' 7" (3.63m x 2.01m)

Built-in wall-mounted cupboards and base units with drawers. One and a half bowl stainless steel sink unit. Four-spot central light fitting. Smoke alarm. Freestanding electric cooker\*. Radiator. Vinyl flooring.

#### REAR PORCH

With uPVC door to garden. Plumbing for washing machine. Vinyl flooring.

#### LANDING

Laminate flooring. Central light fitting (3-shade). Smoke alarm. Doors to:

#### BEDROOM 1 (FRONT)

12' 4" x 11' 10" (3.76m x 3.63m)

Central light fitting with shade\*. Curtain rail\* and curtains\* Wall light. Carpet. Radiator.

#### BEDROOM 2 (REAR)

14' 0" x 6' 3" (4.27m x 1.91m)

Carpet. Central light fitting. Radiator.

#### BATHROOM

White suite comprising panelled bath with "Mira Jump" electric shower over. Shower curtain\*. Wall tiling to bath/shower area. Pedestal wash hand basin with tiled splash back. Low-level WC. Built-in cupboard housing 'Greenstar' gas combi boiler. CO alarm. Mirror\*. Towel rail\*. Toilet roll holder\*. Bathroom cabinet\*. Central light fitting. 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 uPVC sealed unit double glazing throughout.

#### PARKING

On-street parking

#### GARDEN

Private rear garden with patio and gravelled area with raised beds. Two timber sheds\*. Access through passageway at no. 17 to rear door.

#### SERVICES

Mains water, drainage, electric, gas 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: £560.00

Damage Deposit: £645.00

Total: £1205.00

#### 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](http://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 56 sq m



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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](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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