



3 Robert Holtby Close  
Driffield  
YO25 6AU

TO LET

£725 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 3 Robert Holtby Close

## Driffield

### YO25 6AU

#### STEEL INSULATED FRONT DOOR

Opening into:

#### SITTING ROOM

16' 0" x 9' 1" (4.88m x 2.77m)

With oak-engineered floor, carpeted straight flight staircase to first floor. Smoke alarm. Central light fitting. Radiator. Solid wood door to:

#### KITCHEN/BREAKFAST AREA

12' 0" x 9' 8" (3.66m x 2.95m)

One and a half bowl stainless steel sink unit with corner and two single base units. Three quarter height larder cupboard and drawer unit. Partially shelved full height cupboard housing "Ideal Logic" gas combination boiler. Integrated oven with ceramic four ring hob and extractor hood. Fridge freezer. Single and double wall-mounted cupboards. Plumbing for automatic washing machine. Smoke alarm. Downlighters. Vinyl floor covering. CO alarm. Radiator. UPVC double glazed back door and solid wood door to:

#### CLOAKROOM/WC

With white suite and chrome fittings comprising low level WC and vanity unit incorporating wash hand basin. Vinyl floor covering. Central light fitting. Radiator.

#### CENTRAL LANDING

With fitted carpet. Smoke alarm. Central light fitting. Loft access. Doors to:

#### BEDROOM 1

11' 11" (max) x 9' 9" (3.63m x 2.97m)

Central light fitting, Carpet, Radiator.

#### BEDROOM 2

12' 0" x 9' 0" (3.66m x 2.74m)

Built-in airing cupboard. Carpet. Central light fitting. Radiator.

#### BATHROOM AND WC

With white suite and chrome fittings comprising curved shower bath with plumbed-in shower attachment over, shower screen and fully tiled over shower area. Vanity unit incorporating wash hand basin and low level WC. Extractor fan. Vinyl floor covering. Downlighters.

#### 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

A single dedicated parking space and visitor parking.

#### GARDEN

Shallow gravelled forecourt. Good sized mainly turfed garden to the rear.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated B.

#### 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 incoming 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.

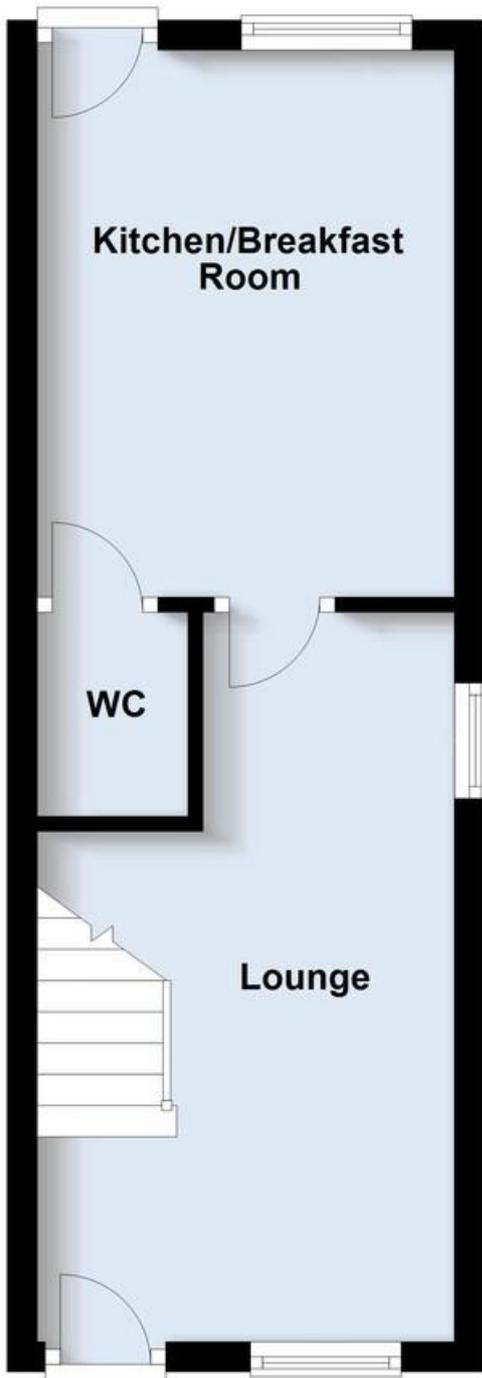
#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

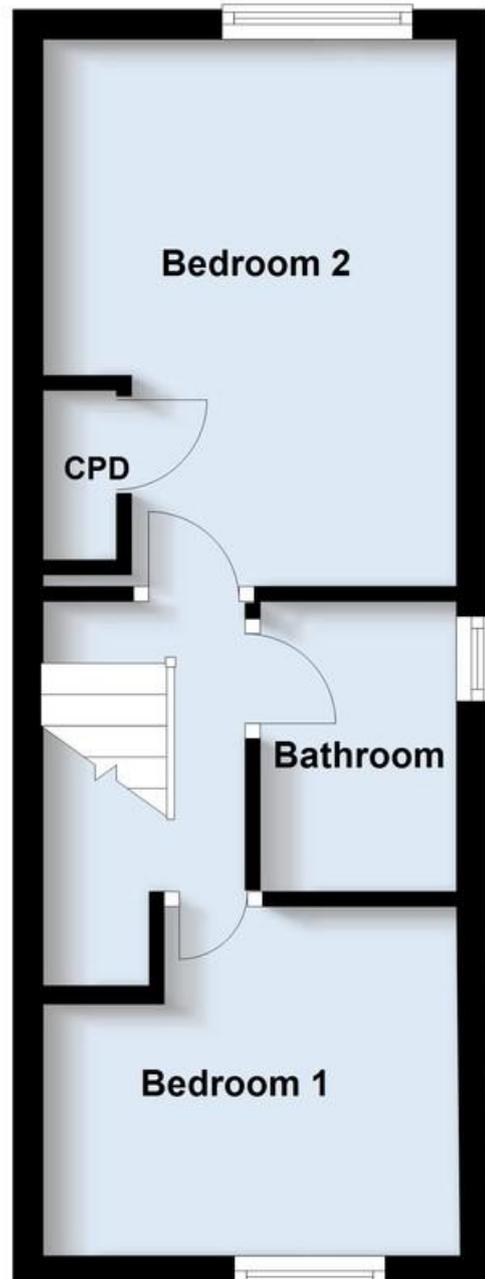
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 60 sq m

### Ground Floor



### First Floor



# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, 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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