



7 Draw Close  
Driffield  
YO25 5GP

TO LET

£795 pcm

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 7 Draw Close

## Driffield

### YO25 5GP

#### ENTRANCE HALL

Central light fitting. Laminate flooring. Radiator.

#### CLOAKROOM / WC

With low-level WC and wash hand basin. Central light fitting. Laminate flooring. Radiator.

#### LOUNGE

15' 6" x 9' 8" (4.74m x 2.97m)

An open plan space with staircase leading off to the first floor and built-in cupboard beneath, dining area and kitchen leading off. Two central light fittings. Laminate flooring. Smoke Alarm. Radiator. Rear facing doors leading out onto the garden.

#### KITCHEN

9' 9" x 7' 8" (2.98m x 2.34m)

With a range of base and wall mounted cupboards. Electric oven and four ring electric hob with extractor over. Integrated dishwasher and integrated fridge freezer. Inset one and a half bowl sink with mixer tap. Tiled splashbacks. Downlights. Laminate flooring. Radiator.

#### LANDING

Central light fitting. Carpet. Smoke Alarm. Radiator.

#### BEDROOM ONE

15' 6" x 9' 8" (4.74m x 2.97m)

With front facing windows. Central light fitting. Carpet. Radiator.

#### BEDROOM TWO

11' 5" x 6' 1" (3.49m x 1.87m)

With rear facing window. Central light fitting. Carpet. Radiator.

#### BEDROOM THREE

8' 11" x 7' 8" (2.73m x 2.35m)

With built-in wardrobe and rear facing window. Central light fitting. Carpet and radiator.

#### BATHROOM

With white three piece suite comprising curved edge bath, thermostatic shower over, low level WC and wash hand basin. Heated towel radiator and mirror with electric lighting\*. Tiled walls and flooring. Extractor fan.

#### GARDEN

The property stands back from the road behind its own front forecourt. To the rear of the property is an enclosed area of garden which is laid to lawn.

#### PARKING

There is a side drive finished with gravel which provides off-street parking for multiple vehicles.

#### 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 sealed unit double glazing throughout.

#### COUNCIL TAX BAND

East Riding of Yorkshire council tax band B.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B.

#### PAYMENTS

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

One month's rent: £795.00

Damage Deposit: £915.00

Total: £1710.00

#### SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

#### 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

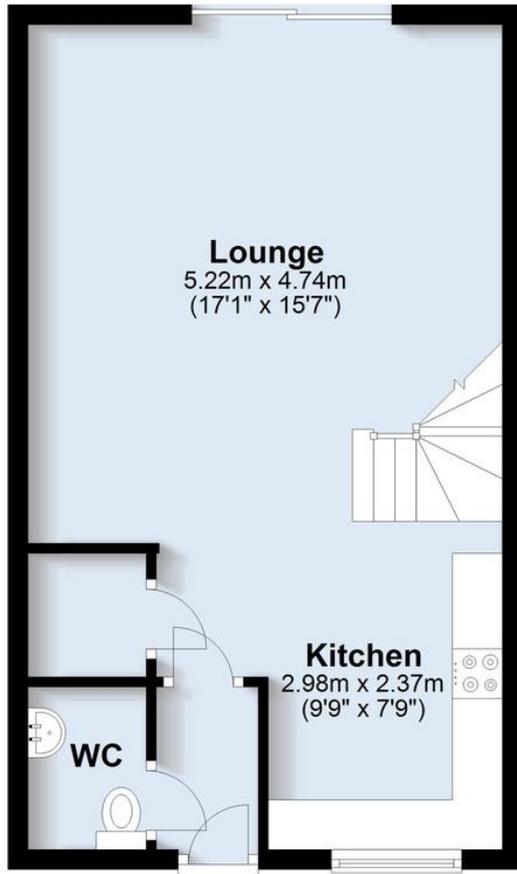
Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 80 sq m

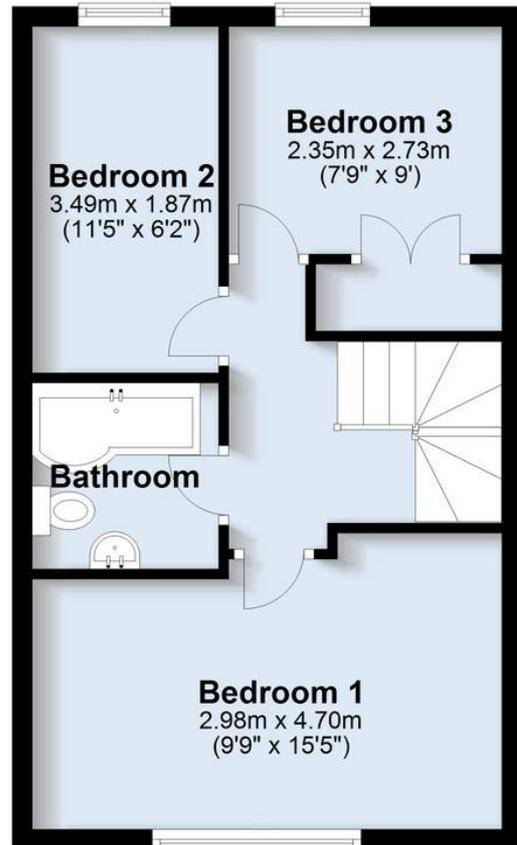
### Ground Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



# 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



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations