



25 Bridge Street
Drifffield
YO25 6DA

TO LET

£540 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■
EST 1891

01377 253456

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Drifffield

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UPVC FRONT ENTRANCE DOOR

Opening into:

SITTING ROOM

13' 0" [MAX] x 12' 5" [MAX] (3.96m x 3.78m)
Electric log burner and hearth. Carpet. Two alcove cupboards.
Central light fitting. Smoke alarm. Understairs storage cupboard. Staircase to first floor. Radiator. Door to:

KITCHEN

12' 5" x 6' 10" (3.78m x 2.08m)
Stainless steel sink over double base unit. One single and one double base unit. Four double wall-mounted cupboards.
Radiator. Vinyl flooring. Fluorescent strip light. Door to:

REAR ENTRANCE LOBBY

With uPVC door to rear and door to bathroom. Double wall-mounted cupboard. Worktop. Vinyl flooring. Central light fitting. Plumbing for automatic washing machine.

BATHROOM

With white suite comprising panelled bath with mixer/shower taps. Pedestal wash hand basin and low-level WC. Shower screen. Carpet. Central light fitting. Radiator.

LANDING

Carpet. Loft access. Central light fitting. Doors to

BEDROOM 1 (FRONT)

12' 5" [MAX] x 9' 10" [MAX] (3.78m x 3m)
Carpet. Central light fitting. Built-in wardrobes with dressing table and mirror. Built-in alcove cupboard. Radiator.

BEDROOM 2 (REAR)

12' 5" x 7' 0" (3.78m x 2.13m)
Carpet. Central light fitting. Storage cupboard. Radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed units in uPVC surrounds.

PARKING

On street parking only.

GARDENS

Rear yard.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

COUNCIL TAX BAND

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

PAYMENTS

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

One month's rent: £540.00

Damage Deposit: £620.00

Total: £1160.00

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

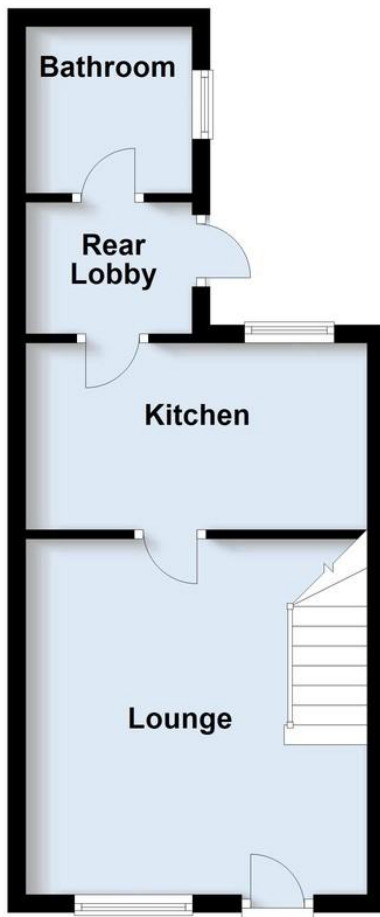
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 52 sq m

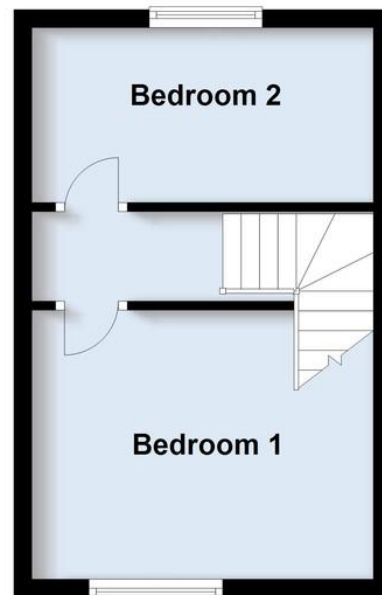
Ground Floor

Approx. 30.0 sq. metres (322.4 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



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