



49 Southfield Close
Drifffield
YO25 5YU

TO LET

£825 pcm

3 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01377 253456

49 Southfield Close

Driffield

YO25 5YU

TIMBER FRONT ENTRANCE DOOR

Opening into

KITCHEN

Ceramic sink with mixer tap. Range of built-in units including base units and wall-mounted cupboards. Three drawer unit. Built-in "Hotpoint" electric oven, four ring "Beko" gas hob and cooker hood. Freestanding "Beko" dishwasher*. Tiled splashbacks. Laminate flooring. Two 3-spot* lights. Venetian blinds*. Plumbing for washing machine. Door to

DINING ROOM

11' 9" x 7' 4" (3.58m x 2.24m)

Laminate flooring. Central light fitting and shade. Radiator. Door to

UTILITY ROOM

Housing wall-mounted "Ideal Logic+" gas combination boiler. CO alarm. Venting for tumble dryer. Built-in double base unit with drawers. Central light fitting and shade.

LOUNGE

17' 7" x 11' 6" (5.36m x 3.51m)

Laminate flooring. Two curtain poles*. French doors to garden. Smoke alarm. Two central light fittings and shades*. Understairs cupboard. Two Radiators. Half-turn carpeted staircase with window to first floor.

LANDING

Carpet. Central light fitting and shade*. Smoke alarm. Loft access. Curtain pole*. Net curtain*. Built-in storage cupboard.

BEDROOM 1 (FRONT)

11' 5" x 8' 4" (3.48m x 2.54m)

Carpet. Central light fitting and shade. Curtain pole* Roller blind*. Radiator.

BEDROOM 2 (REAR)

12' 6" x 8' 2" (3.81m x 2.49m)

Carpet. Central light fitting and shade. Curtain pole*. Radiator.

BEDROOM 3 (REAR)

9' 2" x 8' 6" (2.79m x 2.59m)

Carpet. Central light fitting and shade. Curtain pole*. Radiator.

BATHROOM AND WC

8' 4" x 5' 11" (2.54m x 1.8m)

White suite comprising panelled bath with plumbed-in shower over and glass shower screen. Wash hand basin and low-level WC. Vinyl flooring. Towel rail. Mirror*. Toilet roll holder*. Central light fitting. 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.

GARDENS

Patio area with gravel and raised beds with shrubs. Two timber sheds*.

PARKING

Off-road parking on large gravelled driveway. Outside tap to front of property.

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 C.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

PAYMENTS

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

One month's rent: £825.00

Damage Deposit: £950.00

Total: £1775.00

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.

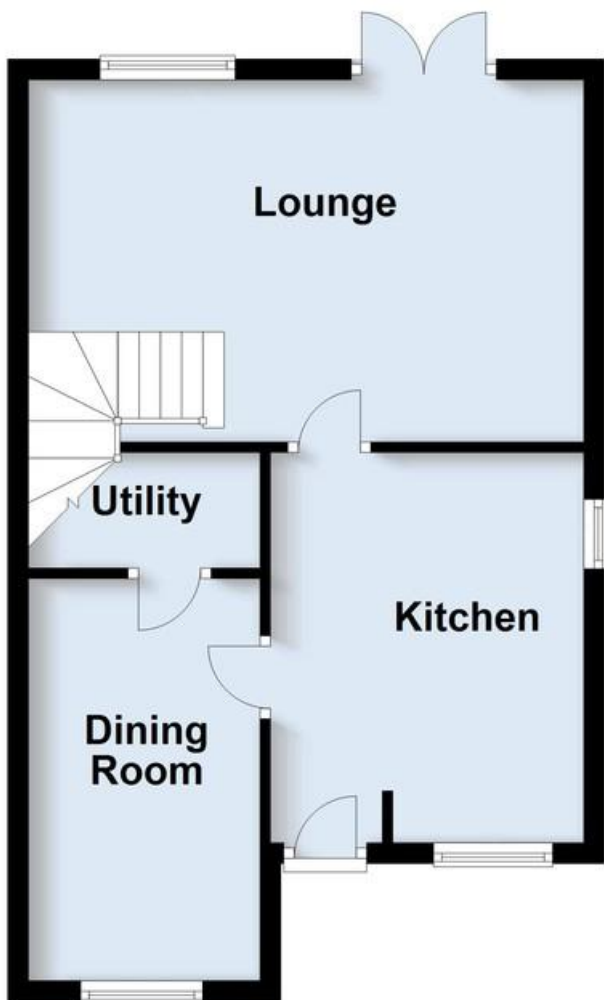
VIEWING

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

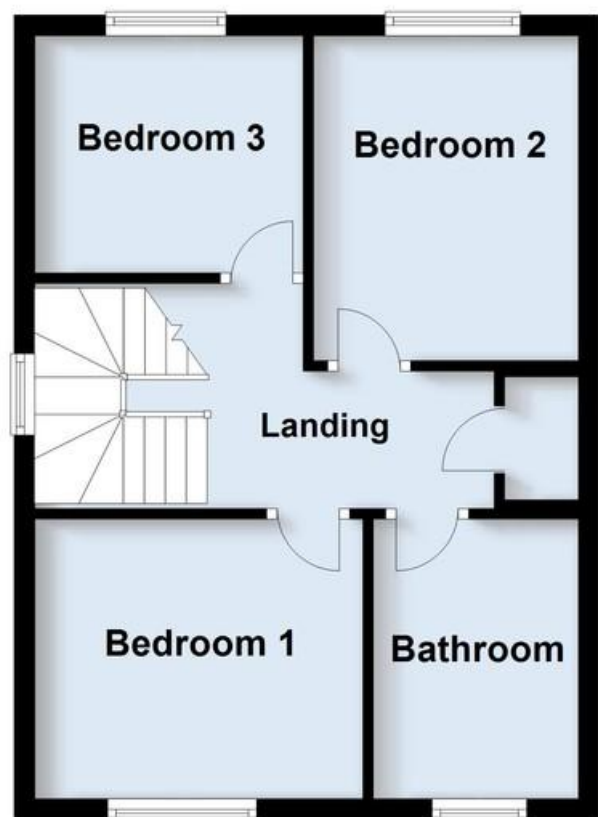
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 81 sq m

Ground Floor



First Floor



■ Ulllyotts ■

EST 1891



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

rightmove 

 RICS

 The Property
Ombudsman

Our Services

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