



5 Cricketers Court
Drifffield
YO25 6AB

TO LET

£650 pcm

2 Bedroom Ground Floor Flat

■ Ulllyotts ■
EST 1891

01377 253456

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Drifffield

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ENTRANCE HALL

UPVC main entrance door leading to entrance door to apartment

LOUNGE

17' 3" x 10' 3" (5.27m x 3.14m)

With carpet, central light fitting and shade*, venetian blind* and radiator.

KITCHEN

9' 9" x 6' 0" (2.99m x 1.85m)

With a range of built in cupboards and drawers. Integrated electric oven and hob with extractor over. Integrated washer dryer and fridge with ice box. Stainless steel sink with mixer tap. Tiled splash backs. Four spot central light fitting. Heat alarm. Vinyl flooring. Radiator.

HALLWAY

With carpet and central light fitting and shade*. Storage cupboard housing the electric boiler and water tank. Smoke alarm. Doors leading to:

BEDROOM ONE

12' 7" x 10' 8" (3.86m x 3.27m)

With a range of built in wardrobes and drawers. Carpet and central light fitting with shade*. Venetian blind*. Radiator.

BEDROOM TWO

10' 8" x 8' 5" (3.27m x 2.57m)

With carpet and central light fitting and shade*. Venetian blind*. Radiator.

BATHROOM

7' 0" x 6' 0" (2.15m x 1.85m)

With large walk in shower unit and thermostatic shower. Low level WC and sink unit with drawers and cupboards built in. Half tiled. Mirror*. Extractor fan. Vinyl flooring. Radiator.

CENTRAL HEATING

Electric central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARDENS

Communal gardens to the front and rear with communal storage unit.

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.

SERVICES

Mains water, drainage and electric 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 ingoing tenant will be required to pay the following:

One month's rent: £650.00

Damage Deposit: £750.00

Total: £1400.00

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.

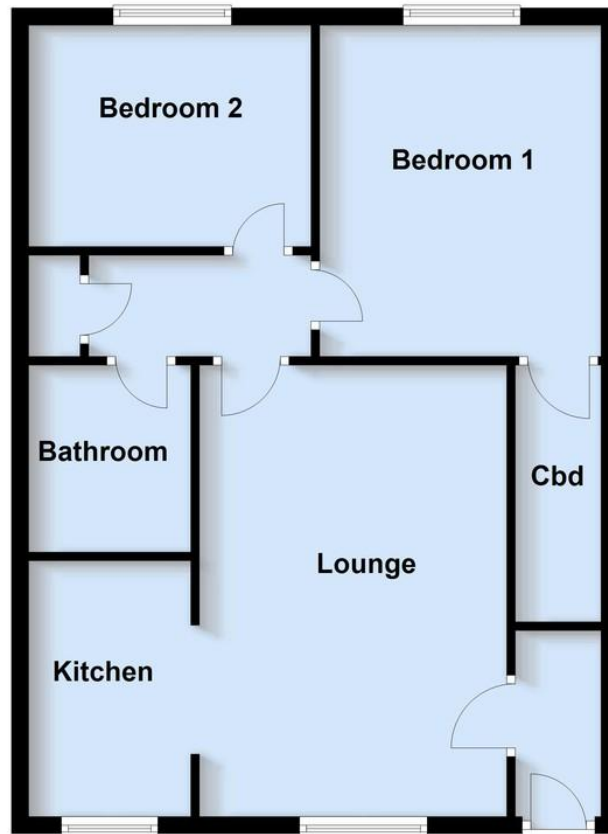
VIEWING

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 48 sq m

Ground Floor



5 Cricketers Court, Driffield

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