



32 Eastlands
Nafferton
YO25 4LA

TO LET

£725 pcm

3 Bedroom Semi-Detached House



Kitchen

 3
  2
  1
  On Road Parking
  Gas Central Heating

32 Eastlands, Nafferton, YO25 4LA

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

ENTRANCE HALL

A welcoming entrance hall with a straight-flight carpeted staircase to the first floor and a useful under stairs cupboard housing a wall-mounted Worcester gas boiler with CO alarm. The hallway benefits from a smoke alarm, vinyl flooring, and a central light fitting. Two curtain poles* and two door curtains* (front and rear) are included. Radiator and doors lead to the lounge, kitchen and rear garden.

KITCHEN / BREAKFAST AREA

13' 1" x 10' 6" (4.00m x 3.22m)

Fitted with a range of modern units including a one-and-a-half bowl stainless steel sink unit, two single base units, one double base unit, one corner base unit, a three-drawer unit, and a tall larder unit. Attractive tiled splash backs. Built-in electric oven with four-ring ceramic hob and extractor hood above. Plumbing for washing machine. Central ceiling light fitting. Venetian blind*. Vinyl flooring. Radiator.



Lounge



Conservatory



Bedroom One



Bedroom Two

Accommodation

LOUNGE

13' 2" x 10' 3" (4.02m x 3.13m)

Central ceiling light fitting. Electric fire with decorative wooden surround providing a focal point to the room. Carpet flooring. Radiator. Door to

CONSERVATORY

11' 5" x 7' 5" (3.50m x 2.227m)

Featuring French doors leading to the garden, a wall light fitting, and a central heating radiator - creating a bright and welcoming space.

LANDING

This bright and well-presented area features carpeted flooring and a central light fitting. A window to the side elevation is fitted with a Venetian blind* allowing plenty of natural light to flow in. The room also benefits from a smoke alarm for added safety and has doors leading to adjoining rooms.

BEDROOM ONE

12' 10" x 11' 3" (3.93m x 3.43m)

This well-appointed space features a handy airing cupboard housing a hot water cylinder and immersion heater. A Venetian blind provides privacy while the interior is thoughtfully fitted with four coat hooks and two clothing rails for ample hanging space. The room is carpeted for comfort, with a central light fitting and a radiator ensuring warmth throughout.

BEDROOM TWO

8' 5" x 9' 7" (2.59m x 2.94m)

A well-proportioned second bedroom featuring carpeted flooring, a central ceiling light, a radiator and fitted Venetian blinds.

BEDROOM THREE

10' 6" x 6' 8" (3.21m x 2.05m)

A comfortable third bedroom with carpeted flooring, a central ceiling light, a radiator and fitted Venetian blinds.



Bedroom Three



Bathroom



Garden

BATHROOM

5' 3" x 5' 5" (1.60m x 1.67m)

Fitted with a white suite comprising a panelled bath with electric shower over, a pedestal wash hand basin with storage cupboard beneath, and wall tiling. The room also features vinyl flooring and a fitted Venetian blind*.

SEPARATE WC

Fitted with a low-level WC, vinyl flooring, and a central ceiling light. The room also includes a Venetian blind* and a toilet roll holder*.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the central heating system and a stand-by immersion heater.

DOUBLE GLAZING

The property benefits from double glazing throughout.

GARDENS

Open plan lawned area to front and enclosed lawned garden to rear. Timber shed*.

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 band D.

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 ingoing tenant will be required to pay the following:

One month's rent: £725.00

Damage Deposit: £835.00

Total: £1560.00

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.

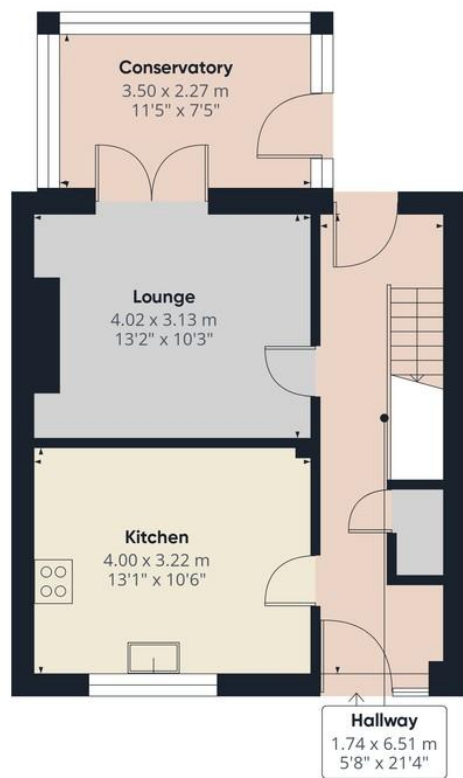
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

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 78 sq m



Floor 0



Floor 1

Ulyotts
Estate Agents

Approximate total area^(a)
78.6 m²
846 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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

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