



2 Riverhead Mill  
Driffield  
YO25 6NN

TO LET

£460 pcm

1 Bedroom Ground Floor Flat

■ Ulllyotts ■  
EST 1891

01377 253456

# 2 Riverhead Mill

## Driffield

### YO25 6NN

#### COMMUNAL ENTRANCE DOOR

With intercom system

#### ENTRANCE HALL

Carpet. Mains smoke alarm. Central light fitting. Built-in cupboard housing hot water tank. Doors to:

#### LOUNGE

14' 0" x 12' 5" (4.27m x 3.80m) max.

Central light fitting. Carpet. Electric heater. Electric fireplace. Curtains\* and curtain poles x2 \*. Intercom phone for audio-entry system. Opening into:

#### KITCHEN

6' 4" x 5' 10" (1.95m x 1.78m)

Stainless steel sink unit with double base unit. Three-drawer unit, three double wall units. Space for fridge. Space for electric cooker. Central light fitting. Vinyl flooring. Plumbing for washing machine.

#### BEDROOM ONE

11' 1" x 8' 4" (3.40m x 2.56m)

Carpet. Electric heater. Central light fitting. Curtain pole and curtains\*.

#### BATHROOM

7' 2" x 4' 6" (2.19m x 1.38m)

Carpet. Central light fitting. Walk in shower. Low level WC, wash hand basin, and wall mounted electric heater. Extractor fan. Vinyl flooring. 2 door mirror cabinet\*.

#### CENTRAL HEATING

Electric panel heaters.

#### DOMESTIC HOT WATER

Provided by the electric boiler.

#### DOUBLE GLAZING

Single glazed windows in timber frames.

#### PARKING

Off-road parking available only with use of a permit.

#### 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 E.

#### SERVICES

Mains water, drainage, 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: £460.00

Damage Deposit: £530.00

Total: £990.00

#### NOTES

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.

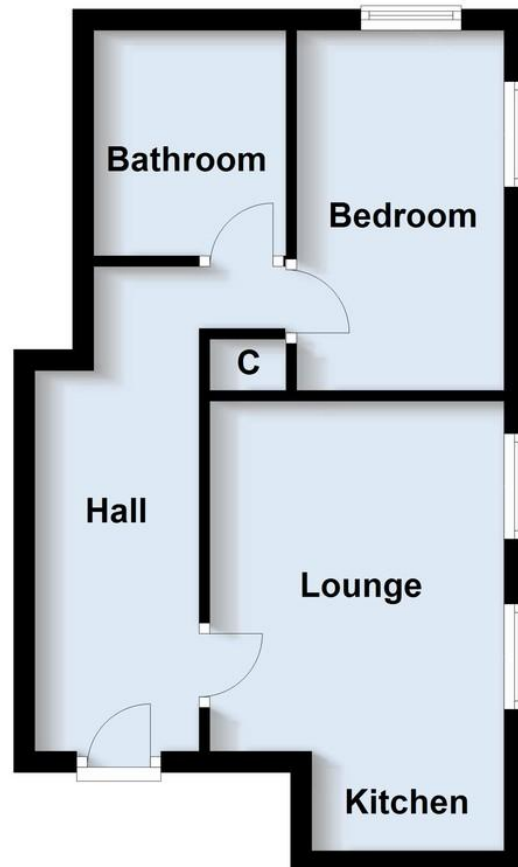
#### VIEWING

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 45 sq m

### Ground Floor





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## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

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