



14 Randall Garth  
Drifffield  
YO25 5PE

TO LET

£750 pcm

3 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 14 Randall Garth

## Driffield

### YO25 5PE

#### PORCH

With built-in storage cupboard with light. Carpet. Glazed door to:

#### ENTRANCE HALL

Laminate flooring. Built-in shelving. Two central light fittings. Built-in cupboard with shelving. Radiator. Door to garage and door to:

#### SHOWER ROOM

9' 10" x 3' 7" (3m x 1.09m)

Shower cubicle with plumbed in 'Grohe' shower. Pedestal wash hand basin. Low level WC. Vinyl flooring. Extractor fan. Shelf. Towel rail. Mirror. Radiator.

#### UTILITY ROOM

7' 9" x 5' 11" (2.36m x 1.8m)

Stainless steel sink unit with cupboard beneath. 'Glow worm Micron' gas central heating boiler. Ceramic floor tiling. Strip light. Extractor fan. Towel rail. Shelf. Plumbing for automatic washing machine. Radiator. Door to rear

#### GROUND FLOOR BEDROOM (REAR)

8' 10" x 7' 8" (2.69m x 2.34m)

Radiator. Carpet. Venetian blinds. Central light fitting.

#### LOUNGE

15' 5" x 13' 5" (4.7m x 4.09m)

Contemporary electric fire in wooden surround and 'stone' hearth. Carpet. French door to Juliette balcony. Built-in shelving. Two central light fittings. Two radiators.

#### DINING/KITCHEN

15' 3" x 12' 10" (4.65m x 3.91m)

'L-shaped kitchen. Stainless steel one and a half bowl sink over double unit. Five-ring 'AEG' gas hob. 'AEG' built-in double electric oven. Built-in cooker hood. Range of built-in cupboards, and drawers. Space for dishwasher. Three central light fittings. Vinyl flooring. Two sets of venetian blinds. Radiator.

#### SECOND FLOOR LANDING

Carpet. Mains smoke alarm. Doors to:

#### BEDROOM 1 (FRONT)

'L shaped' bedroom. Carpet. Central light fitting. Two sets of venetian blinds. Radiator.

#### EN-SUITE BATHROOM

5' 9" x 6' 7" (1.75m x 2.01m)

White suite, panelled bath with mixer shower taps over. Shower screen. Pedestal wash hand basin. Low level WC. Tiled over bath and shower area. Vinyl flooring. Mirrored cabinet. Towel rail. Shelf. Extractor fan. Radiator.

#### BEDROOM 2 (REAR)

15' 4 (max)" x 11' 6 (max)" (4.67m x 3.51m)

Carpet and laminate flooring. Two sets of roller blinds. Two curtain rails. Built-in cupboard housing hot water cylinder. Radiator. Door to:

#### EN-SUITE SHOWER ROOM

Shower cubicle housing 'Grohe' shower. Pedestal hand wash basin. Low level WC. Vinyl flooring. Extractor fan. Mirror. Two towel rails. 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.

#### GARAGE

Single integral garage approached over brick set driveway.

#### GARDENS

Gravel to forecourt. Patio area and gravel to the rear. Outside tap. Green, brown and blue wheelie bins.

#### 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 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: £750.00

Damage Deposit: £860.00

Total: £1610.00

#### 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.

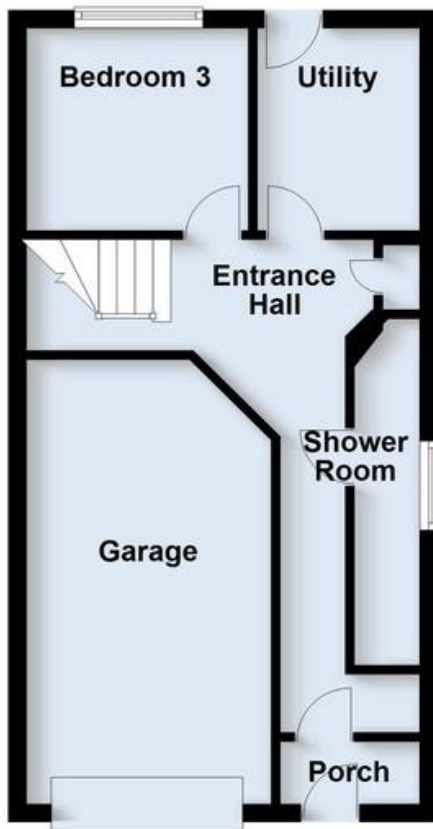
#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

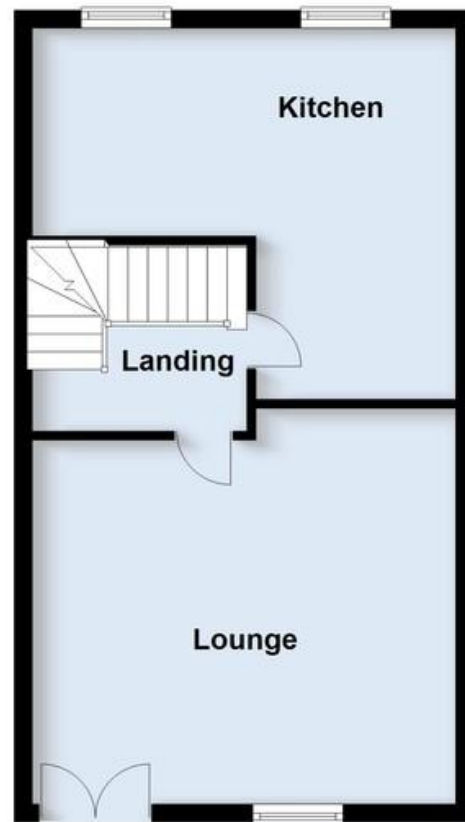
Regulated by RICS

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

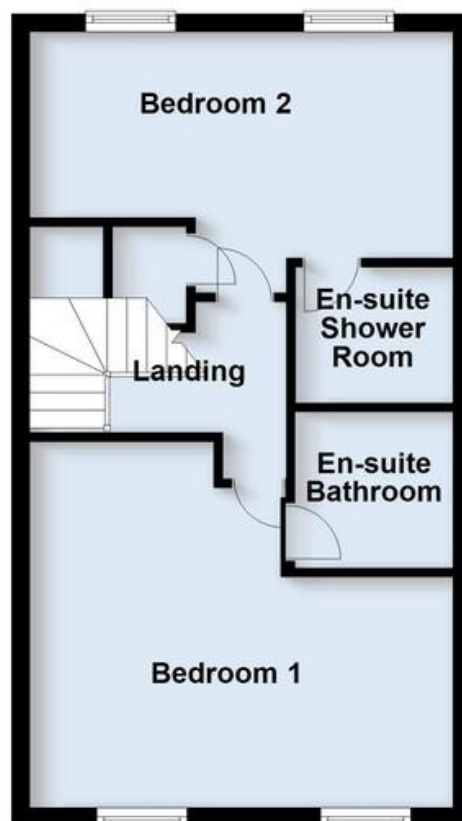
**Ground Floor**



**First Floor**



**Second Floor**





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EST 1891



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