



16 Hunsley Avenue  
Driffield  
YO25 5GD

TO LET

£825 pcm

3 Bedroom Semi-Detached House

# 16 Hunsley Avenue

## Driffield

### YO25 5GD

#### ENTRANCE HALL

9' 0" x 3' 2" (2.75m x 0.99m)

A uPVC front door opens into a welcoming entrance hall, featuring a central light fitting and a staircase rising to the first floor. The flooring combines durable coir matting with stylish laminate. Additional features include a smoke alarm, a radiator, and a door providing access to the conveniently located downstairs cloakroom.

#### CLOAKROOM / WC

5' 2" x 2' 11" (1.58m x 0.91m)

Fitted with a low-level WC and a pedestal wash hand basin with mixer tap and tiled splash back. The space also benefits from an extractor fan, central ceiling light fitting, radiator and vinyl flooring.

#### LOUNGE

16' 0" x 11' 7" (4.90m x 3.54m)

A bright and inviting lounge featuring a large front-facing window that fills the room with natural light. Finished with a central light fitting, radiator, and carpeted flooring with a door leading to the kitchen.

#### KITCHEN / DINER

14' 10" x 10' 4" (4.53m x 3.17m)

A well-equipped kitchen fitted with a range of base and wall units, complete with coordinating drawers and enhanced by under-unit lighting. Integrated appliances include a dishwasher, fridge freezer, electric oven, and gas hob, all complemented by a stainless steel extractor hood. A stainless steel sink with mixer tap is positioned beneath the rear-facing window, with plumbing for a washing machine\*. The space is finished with laminate flooring, two central light fittings, and a radiator for added comfort. The kitchen opens into a spacious dining area, ideal for family meals and entertaining, with patio doors leading directly into the rear garden. An under stairs cupboard offers valuable additional storage.

#### LANDING

Featuring an open banister and providing access to the loft. The space includes a central light fitting, smoke alarm, and a useful storage cupboard. Fully carpeted for comfort.

#### BEDROOM ONE

11' 6" x 8' 3" (3.53m x 2.54m)

A comfortable double bedroom benefiting from an en-suite bathroom. The room features a central light fitting, radiator, and is fully carpeted.

#### EN-SUITE

8' 4" x 4' 4" (2.55m x 1.33m)

Fitted with an enclosed shower cubicle and thermostatic shower, pedestal wash hand basin, and low-level WC. The room benefits from vinyl flooring, a central ceiling light fitting, extractor fan, and a glazed side window providing additional natural light.

#### BEDROOM TWO

10' 0" x 8' 3" (3.07m x 2.54m)

A well-proportioned room featuring a front-facing window allowing for natural light, central ceiling light fitting, radiator, and carpeted flooring.

#### BEDROOM THREE

8' 7" x 6' 2" (2.62m x 1.88m)

A cosy bedroom featuring a rear-facing window with central ceiling light fitting, radiator, and carpeted flooring.

#### BATHROOM

6' 1" x 5' 5" (1.87m x 1.67m)

Fitted with a three-piece suite comprising a bath, pedestal wash hand basin, and low-level WC. The room features vinyl flooring, an extractor fan, a central ceiling light fitting, a radiator and a rear-facing obscured glazed window for natural light and privacy.

#### GARDEN

The rear garden is accessed via a side gate or through patio doors from the dining area, opening onto a lawn with a paved patio - perfect for outdoor dining or relaxation. The garden is fully enclosed with fencing providing privacy.

#### PARKING

Two allocated parking spaces to the front of the property.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

#### 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: £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](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

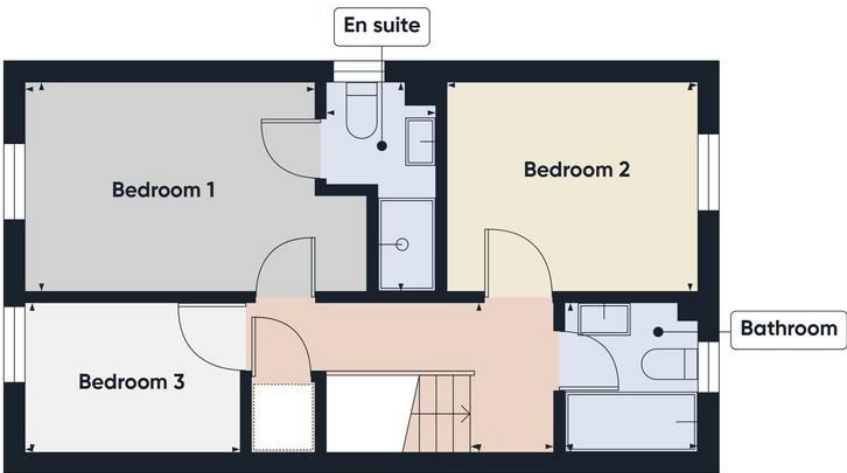
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 77 sq m



Floor 0



Floor 1

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

Approximate total area<sup>®</sup>  
69.3 m<sup>2</sup>  
746 ft<sup>2</sup>

(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

# ■ Ulllyotts ■

EST 1891



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