



Flat 3 The Firs 28 Beverley Road  
Drifffield  
YO25 6RZ

TO LET

£650 pcm

2 Bedroom First Floor Apartment

■ Ulllyotts ■  
EST 1891

01377 253456

# Flat 3 The Firs, 28 Beverley Road Drifffield YO25 6RZ

## COMMUNAL HALLWAY

With gas and electric meter cupboards. Stairs leading to

## FIRST FLOOR LANDING

Door leading to rear entrance. Door opening into

## APARTMENT ENTRANCE HALLWAY

Carpet. Radiator. Two paper shades\*. Wooden plinth with four coat hooks\*. Storage cupboard. Smoke alarm. Doors to

## LOUNGE

19' 4" x 14' 8" (5.89m x 4.47m)

Carpet. Two radiators. Central light fitting. Gas fire with wood and marble surround. Curtains\* and curtain pole\*. CO alarm. Door opening into

## KITCHEN

12' 1" x 7' 7" (3.68m x 2.31m)

With laminate flooring. Built-in "Neff" electric oven with gas hob and extractor hood over. Stainless steel sink unit with double base unit under. Three double wall units, one double and one single base unit with five drawers. Part tiled walls. Central light fitting with shade\*. Plumbing for automatic washing machine. CO alarm.

## BATHROOM AND WC

9' 0" x 6' 1" (2.74m x 1.85m)

With new suite comprising wash hand basin with vanity unit under, low-level WC and bath with shower over. Radiator. Shower curtain\*. Wall mounted mirror\*. Airing cupboard housing "Halstead Ace" central heating boiler. CO alarm. Extractor fan. Central light fitting with shade\*. Wall tiling around bath.

## BEDROOM ONE

12' 6" x 11' 3" (3.81m x 3.43m)

Carpet. Radiator. Central light fitting. Curtains\*. Built-in wardrobe.

## BEDROOM TWO

Carpet. Radiator. Central light fitting. Curtains\*. Built-in wardrobe.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Single glazed windows with timber surrounds.

## PARKING

One parking space allocated to the rear of the property.

## GARDENS

The front garden is borders with established plants and paved driveway. The rear garden is grassed with shrubs and borders.

## 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: £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.

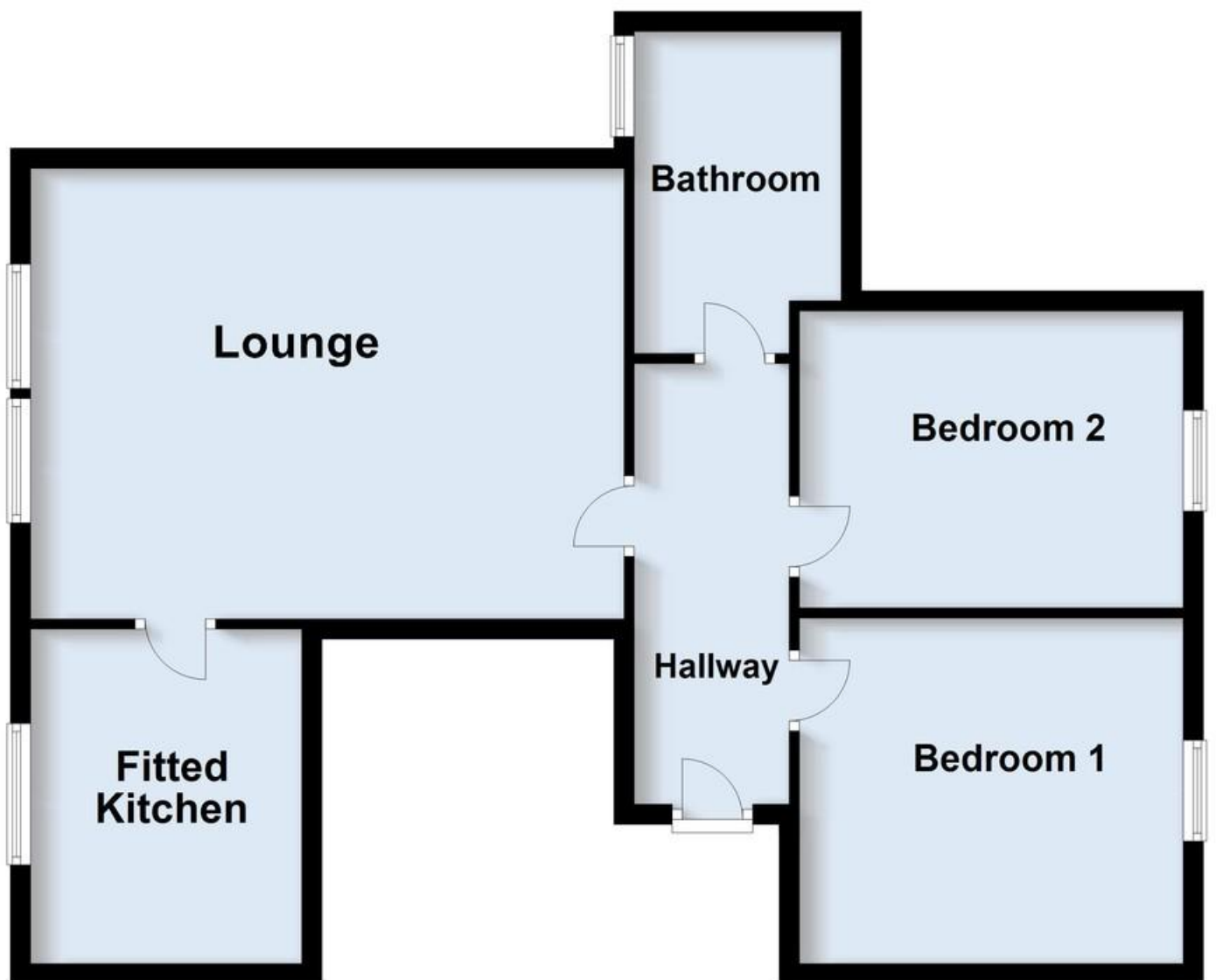
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

## VIEWING

Please visit our website [www.ullyotts.co.uk](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 79 sq m

## Ground Floor



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## Driffield Office

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