



19 Burdale Close
Drifffield
YO25 6SG

TO LET

£700 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

19 Burdale Close

Driffield

YO25 6SG

UPVC FRONT ENTRANCE DOOR

Opening into:

ENTRANCE PORCH

With shelf and mirror*. Coat hooks*. Wooden venetian blind*. Central light fitting. Carpet. Door to:

LOUNGE/DINING AREA

19' 2" x 11' 11" (max)" (5.84m x 3.63m)

Wall mounted electric fire in tiled surround and hearth. Wooden mantel. Curtain pole* and curtains*. Under stairs storage cupboard with hooks* and wooden shelf*. Carpet. 5-light central light fitting. Staircase to first floor. Smoke alarm. Two radiators. Glazed door to

KITCHEN

12' 1" x 7' 5" (3.68m x 2.26m)

Stainless steel sink unit. Two corner, one double and one single base unit. Four wall mounted cupboards. Cupboard housing "Ideal Logic+ Heat H15" gas central heating boiler. Central light fitting and shade*. Roman blind*. Breakfast bar. "Flavel - Milano G50" free-standing gas cooker.* CO alarm. Vinyl flooring. Tiled splashbacks. Glazed door to garden. Radiator.

LANDING

Central light fitting. Loft access. Smoke alarm. Carpet.

BEDROOM 1 (FRONT)

11' 11" x 9' 0" (3.63m x 2.74m)

Carpet. Curtain pole*. Central light fitting with shade. Radiator.

BEDROOM 2 (REAR)

12' 0 (max)" x 11' 0" (3.66m x 3.35m)

Carpet. Curtain pole*. Central light fitting with shade. Built-in airing cupboard housing hot water tank with immersion heater. Radiator.

BATHROOM AND WC

With white suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC. Mirrored cabinet, towel rail and toilet roll holder*. Vinyl flooring. Shaver point. Roller blind*. Wall tiling around bath and sink. Central light fitting. Shower pole and curtain*.

CENTRAL HEATING

Gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the gas central heating system with stand-by immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARAGE

No garage but parking on driveway on pavers and gravel.

GARDENS

Lawn and shrubs to front. Lawn, borders and patio to rear. Timber shed*. Outside tap. Green, blue and brown bins.

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: £700.00

Damage Deposit: £805.00

Total: £1505.00

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.

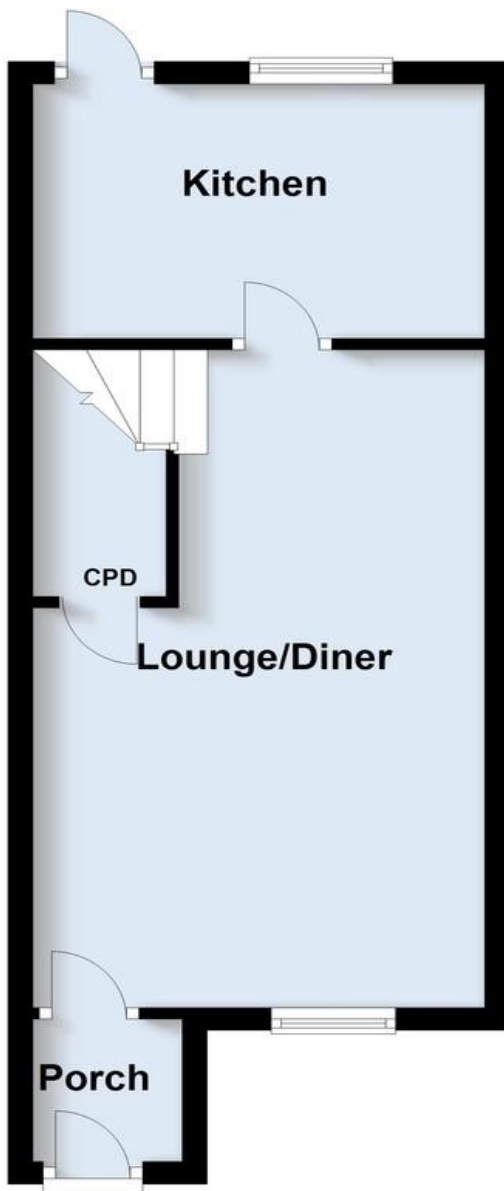
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

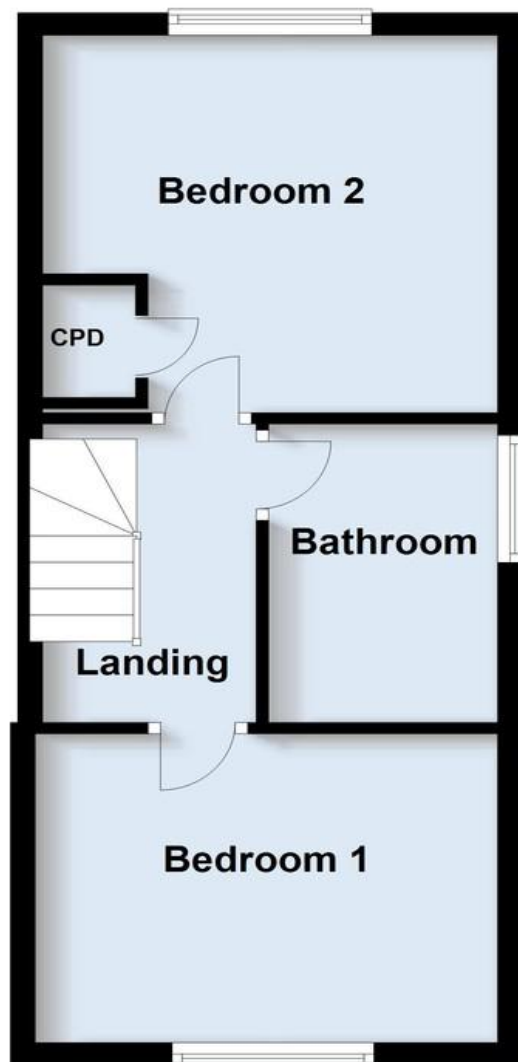
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 62 sq m

Ground Floor



First Floor



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