



20 Riverhead Court
Driffield
YO25 6NW

TO LET

£595 pcm

1 Bedroom Second Floor Flat

■ Ulllyotts ■
EST 1891

01377 253456

20 Riverhead Court

Drifffield

YO25 6NW

PRIVATE ACCESS

The property benefits from its own private access from the communal staircase.

ENTRANCE HALL

Central light fitting. Carpet. Built in cupboard.

SHOWER ROOM

With electric double shower and glass screen, low-level WC and wash hand basin. Heated towel rail. Extractor fan. Fully tiled walls and floor. Downlights.

LOUNGE

23' 7" x 11' 6" (7.20m x 3.53m)

An open plan space with vaulted ceiling featuring exposed beams. Windows to three sides and staircase access to the mezzanine. Under stairs cupboard. Central light fitting. Carpet.

KITCHEN

10' 0" x 7' 9" (3.06m x 2.38m)

With a range of fitted units and tiled splashbacks. Inset sink with single drainer and mixer tap. Two ring hob and built-in microwave combination oven, granite worktops and integrated automatic washing machine. Built in fridge. Tiled flooring. Spotlights.

MEZZANINE BEDROOM

12' 11" x 5' 5" (3.94m x 1.67m)

Featuring a vaulted ceiling. Carpet. Smoke alarm. Spotlights.

PARKING

Off road parking available, one unallocated space.

OUTSIDE

Communal bike store available.

CENTRAL HEATING

The property benefits from wall mounted electric heaters and electric water heater.

DOUBLE GLAZING

The property benefits from sealed timber framed double glazing throughout.

COUNCIL TAX BAND

East Riding of Yorkshire council tax band A.

ENERGY PERFORMANCE CERTIFICATE

This property is exempt from EPC legislation.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £595.00

Damage Deposit: £685.00

Total: £1280.00

SERVICES

Mains water, drainage, electric either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

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.

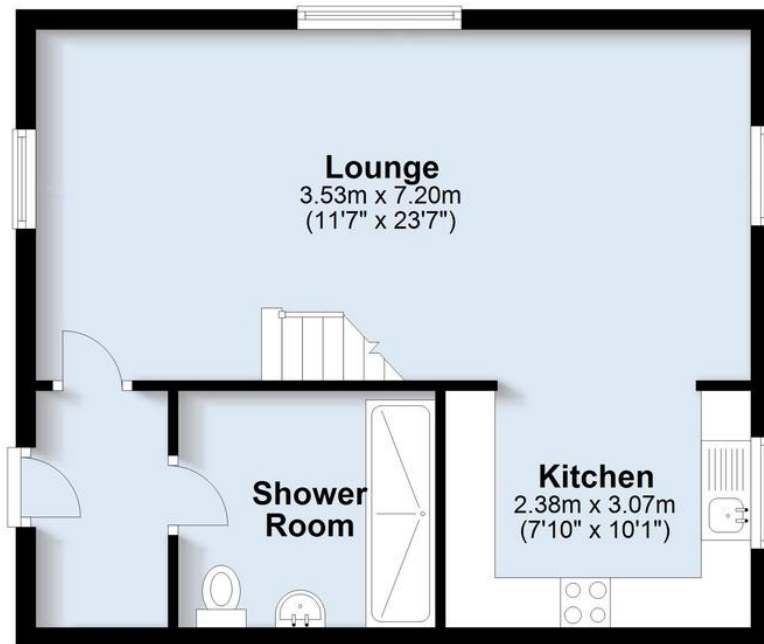
VIEWING

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

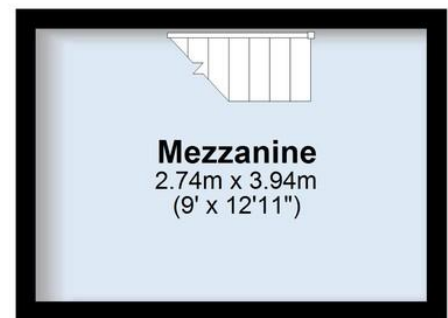
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 46 sq m

Ground Floor



First Floor



■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations