



41 Brook Street
Driffield
YO25 6QP

TO LET

£625 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■
EST 1891

01377 253456

41 Brook Street

Drifffield

YO25 6QP

ACCOMMODATION

GLAZED UPVC FRONT ENTRANCE DOOR

Opening into:

LOUNGE / DINING ROOM

20' 2" x 11' 10" (6.15m x 3.61m) [MAX]

Traditional open fire on stone hearth with wooden surround.

Two central light fittings. Shutters* to lounge window.

Curtains* and poles* to both windows. Cupboard housing "Ideal" gas combination boiler. CO alarm. Mains smoke alarm.

Straight flight carpeted staircase to first floor. Laminate flooring. Two radiators. Opening into:

KITCHEN

8' 7" x 5' 7" (2.62m x 1.7m)

With a range of kitchen units and drawers. Built-in electric oven and four-ring electric hob with chimney style extractor above. Plumbing and space for washing machine. Stainless steel sink unit with mixer tap. Tiled splashback. Central light fitting. Vinyl flooring. Radiator. Glazed uPVC door to rear.

LANDING

Carpet. Mains smoke alarm. Central light fitting. Loft hatch. Mirror*. Doors to:

BEDROOM 1 (FRONT)

11' 10" x 9' 10" (3.61m x 3m) [MAX]

Shutters* to window. Central light fitting. Laminate flooring. Radiator.

BEDROOM 2 (REAR)

10' 3" x 5' 10" (3.12m x 1.78m)

Central light fitting. Curtains* and pole*. Laminate flooring. Radiator.

BATHROOM

With panelled bath and mixer tap, corner tiled shower cubicle with sliding glass doors and "Mira Go" electric shower attachment. Wash hand basin over vanity unit with electric mirror above. Low-level WC. Central light fitting. Extractor fan. Laminate flooring. Chrome ladder style electric towel radiator. Mirror* Glass shelf*.

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.

PARKING

On street parking.

GARDENS

The property benefits from a good-sized lawn to the rear with mature shrubs and decking. Immediately to the rear of the property is a concrete yard. Timber shed*. The neighbouring property has a pedestrian right of access over the rear of the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

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: £625.00

Damage Deposit: £720.00

Total: £1345.00

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.

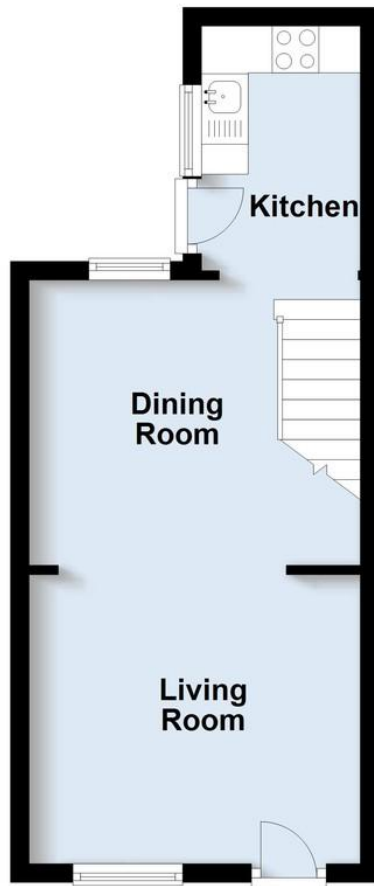
VIEWING

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

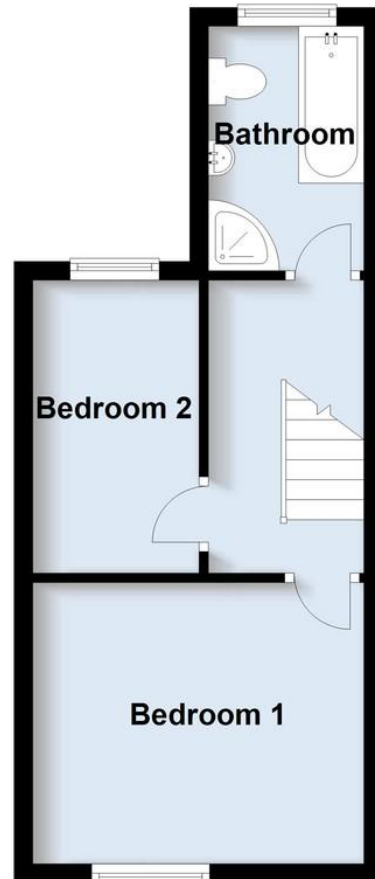
Regulated by RICS

The digitally calculated floor area is 53 sq m (570 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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