



39 The Old Maltings
Drifffield
YO25 6SP

TO LET

£560 pcm

1 Bedroom Apartment

■ Ulllyotts ■
EST 1891

01377 253456

39 The Old Maltings

Driffield

YO25 6SP

ENTRANCE HALL

Smoke Alarm. A spacious entrance hall with room for storage leading to:

LOUNGE

12' 11" x 13' 1" (3.96m x 4.00m)

With timber rafters from the original building, sloping ceilings and Velux window. Carpet. Four spot central light fitting.

Electric heater.

KITCHEN

11' 7" x 6' 6" (3.54m x 2.00m)

Fitted with a range of kitchen units and built in electric oven and hob. One and a half bowl stainless steel sink with mixer tap. Space for fridge freezer and space for washing machine. Cupboard housing hot water cylinder.

BEDROOM

13' 4" x 11' 4" (4.07m x 3.46m)

With timber rafters from the original building, sloping ceilings and Velux style window. Free standing mirrored wardrobes*. Wall mounted electric heater. Carpet. Central light fitting. Loft access*.

BATHROOM

With white suite comprising low-level WC, bath and wash hand basin with cupboard under. Tiling around bath and sink and to flooring. Toilet roll holder*. Glass shelf*. Mirror*. Towel ring* Soap dish* white cupboard*. Electric towel heater.

PARKING

Permit parking for one vehicle.

GARDENS

Communal grounds maintained by the management company.

CENTRAL HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

COUNCIL TAX BAND

East Riding of Yorkshire council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

PAYMENTS

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

One month's rent: £525.00

Damage Deposit: £605.00

Total: £1130.00

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

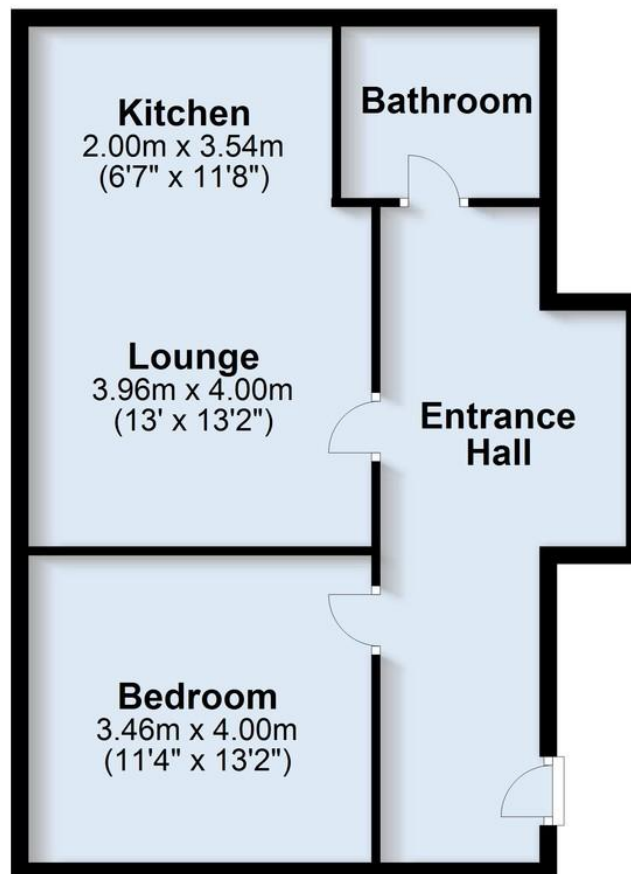
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 65 sq m (700 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



■ 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