



3 Walnut Close
Drifffield
YO25 4YT

TO LET

£800 pcm

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456

3 Walnut Close

Driffield

YO25 4YT

ACCOMMODATION

GLAZED UPVC ENTRANCE DOOR

Opening into

ENTRANCE HALL

Carpet. 2 x central light fittings. Loft access. Smoke alarm. Coat hooks x 4. Doors to

LOUNGE

13' 9" x 11' 4" (4.19m x 3.45m)

Carpet. Electric fire with surround. Central light fitting. Curtain pole*. Radiator.

KITCHEN

11' 4" x 7' 0" (3.45m x 2.13m)

Range of built-in units including wall mounted cupboards and base units. Two drawers. Stainless steel one and a quarter bowl sink unit with mixer tap. Built-in "Belling" electric oven and four ring "Belling" gas hob. Extractor hood. Tiled splashbacks. Integrated "CDA" fridge freezer. "Beko" dishwasher*. Plumbing and space for freestanding washing machine. Vinyl flooring. "Worcester" wall mounted gas central heating boiler. CO alarm. Downlighters. Heat detector. Roller blind*.

BEDROOM 1

10' 10" x 10' 9" (3.3m x 3.28m)

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

BEDROOM 2

9' 10" x 6' 10" (3m x 2.08m)

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

BATHROOM

Comprising panelled bath with shower over and glass shower screen. Pedestal wash hand basin and low-level WC. Mirror*. Extractor fan. Central light fitting. Ladder style towel radiator. Fully wall tiled around bath and shower area and half-height elsewhere. Vinyl flooring. Light with shaver point.

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

Allocated off-road parking space adjacent to the property.

GARDENS

Paved forecourt. West facing rear garden with lawn and borders. Large wooden shed*. Outside tap to front. Outside security lights.

SERVICES

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

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 C.

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.

PAYMENTS

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

One month's rent: £800.00

Damage Deposit: £920.00

Total: £1720.00

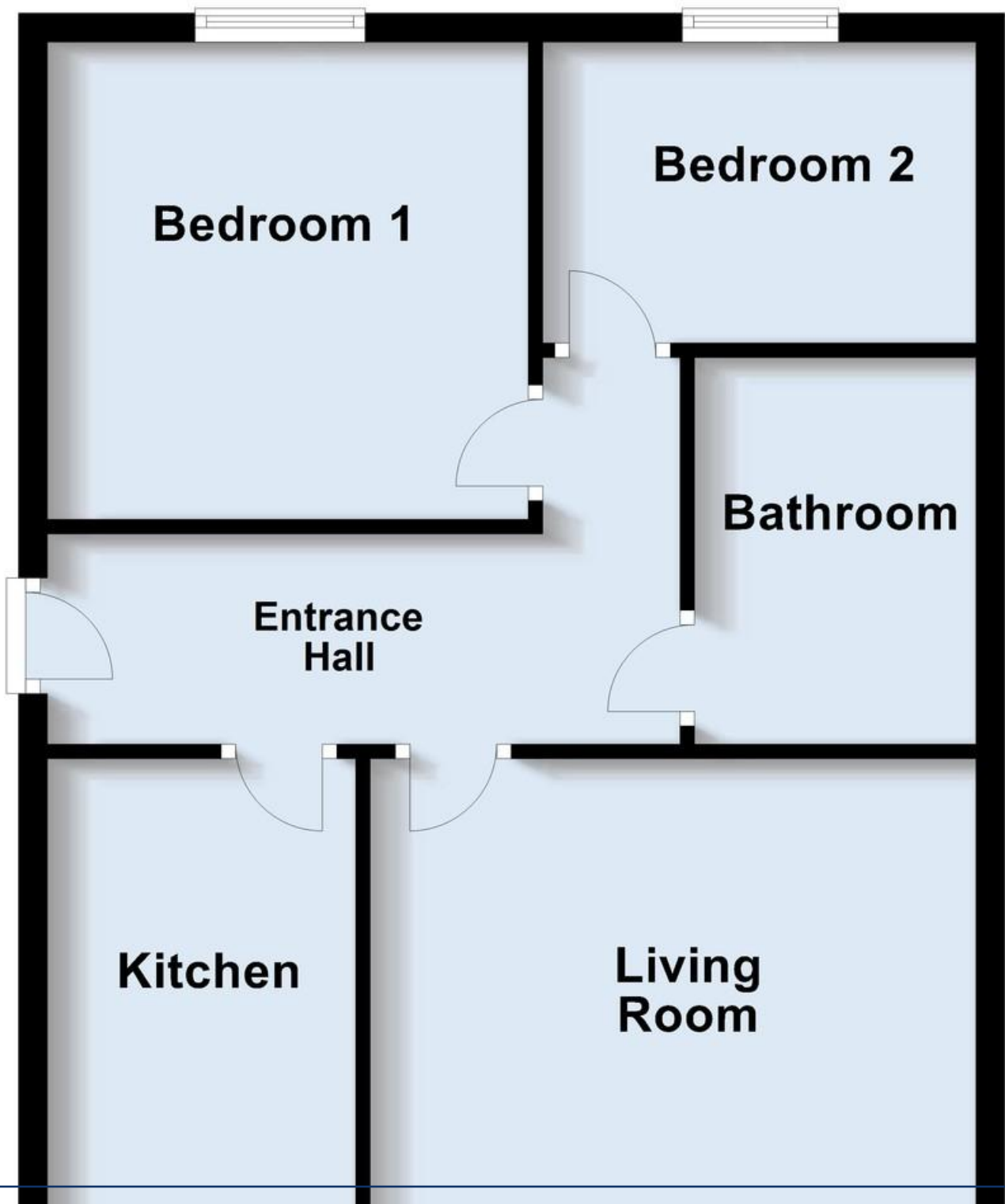
VIEWING

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 51 sq m (549 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



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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

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