



42 Swallow Road  
Drifffield  
YO25 5JY

TO LET

£700 pcm

2 Bedroom Mid Terraced House

# 42 Swallow Road

## Driffield

### YO25 5JY

#### PORCH

With storage cupboard

#### FRONT ENTRANCE DOOR

Opening into:

#### ENTRANCE HALL

Black coir matting. Carpet. Central light fitting. Built-in storage cupboard/cloakroom. Door to:

#### CLOAKROOM/WC

Low-level WC and wash hand basin. Extractor fan. Vinyl flooring. Central light fitting. Coat hooks\*.

#### KITCHEN

7' 10" x 6' 4" (2.41m x 1.94m)

Asterite single drainer sink with mixer tap. Tiled splashbacks. Three single and one corner base unit. Four wall-mounted cupboards. One wall-mounted cupboard housing "Potterton Suprima" central heating boiler. Vinyl flooring. "Whirlpool" gas hob. "Electrolux EOB 5630W" electric oven. Extractor fan. Plumbing for automatic washing machine. Downlighters. Door to:

#### LOUNGE / DINING AREA

14' 9" x 12' 7" (4.52m x 3.86m)

Electric coal effect fire with surround and hearth. Central light fitting. Carpet. Curtain pole\*. Smoke alarm. CO alarm. Two radiators. Stairs to first floor. Patio doors to rear garden.

#### LANDING

6' 3" x 3' 1" (1.92m x 0.95m)

Central light fitting. Carpet. Loft access. Smoke alarm. Doors to:

#### BEDROOM 1

7' 11" x 12' 8" (2.43m x 3.88m)

Central light fitting. Carpet. Curtain poles\*. Radiator.

#### BEDROOM 2

12' 7" x 8' 0" (3.85m x 2.46m)

Central light fitting. Carpet. Curtain pole\*. Airing cupboard housing hot water cylinder and immersion heater. Radiator.

#### BATHROOM & WC

6' 4" x 6' 3" (1.94m x 1.92m)

With white suite and "chrome" fittings comprising panelled bath with "Hydramax" shower over, wash hand basin with vanity unit below and shelf over and low-level WC.

#### BATHROOM

Vinyl flooring. Extractor fan. Tiling around bath/shower area. Shaver point. Shower curtain rail and shower curtain\*. Three glass shelves\*, mirror\*, soap dish\*, chrome towel ring\* and cup holder\*.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water with standby immersion heater.

#### DOUBLE GLAZING

Sealed units with timber surrounds throughout.

#### GARAGE

There is no garage. Allocated parking space.

#### GARDENS

Lawned front garden. Patio and lawn in the rear garden. Blue and green bins. Shed\*.

#### 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 C.

#### SERVICES

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

#### NOTES

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 ingoing tenant will be required to pay the following:

One month's rent: £700.00

Damage Deposit: £805.00

Total: £1505.00

#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

Regulated by RICS



The digitally calculated floor area is 56 sq m (603 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.



# ■ Ulllyotts ■

EST 1891



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