



19 The Old Maltings Skerne Road  
Driffield

YO25 6SP

TO LET

£515 pcm

1 Bedroom First Floor Flat

■ Ulllyotts ■  
EST 1891

01377 253456

# 19 The Old Maltings, Skerne Road Driffield YO25 6SP

## ACCOMMODATION

### FLAT ENTRANCE DOOR

From communal hallway opening into

### HALLWAY

With laminate flooring. Smoke alarm. Audio entry telephone. Two central light fittings. Doors to

### LOUNGE/DINING AREA

17' 7" x 18' 8" (5.36m x 5.69m)

Fully carpeted lounge area. Central light fitting. Two electric wall-mounted heaters.

### KITCHEN

9' 9" x 6' 5" (2.97m x 1.96m)

Laminate flooring to kitchen area. Fitted beech units comprising one corner and one single base unit and two wall-mounted cupboards. One and a half bowl stainless steel sink with mixer tap. Integral "Stoves" electric oven, four-ring "Stoves" electric hob and extractor hood. "Beko" fridge\*. Cupboard housing hot water cylinder and immersion heater.

### BEDROOM

12' 3" x 10' 1" (3.73m x 3.07m)

Wall-mounted electric heater. Central light fitting. Carpet.

### BATHROOM

With white suite comprising bath with mixer tap and shower attachment. Pedestal wash hand basin and low-level WC. Wall tiled to half height. Ceramic floor tiles. Electric towel rail and extractor fan. Central light fitting.

### CENTRAL HEATING

Provided by wall-mounted programmable electric heaters throughout.

### DOMESTIC HOT WATER

Provided by the immersion heater.

### DOUBLE GLAZING

Double glazed sealed units in uPVC surrounds. \*Window treatments must not be installed into the uPVC units or framework e.g. hook, screws etc.\*

## PARKING

One allocated off-road parking space. Permit required.

## 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 C.

## GARDENS

Communal grounds maintained by the management company.

## SERVICES

Mains water, drainage, electric 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: £515.00

Damage Deposit: £515.00

Total: £1030.00

## 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.

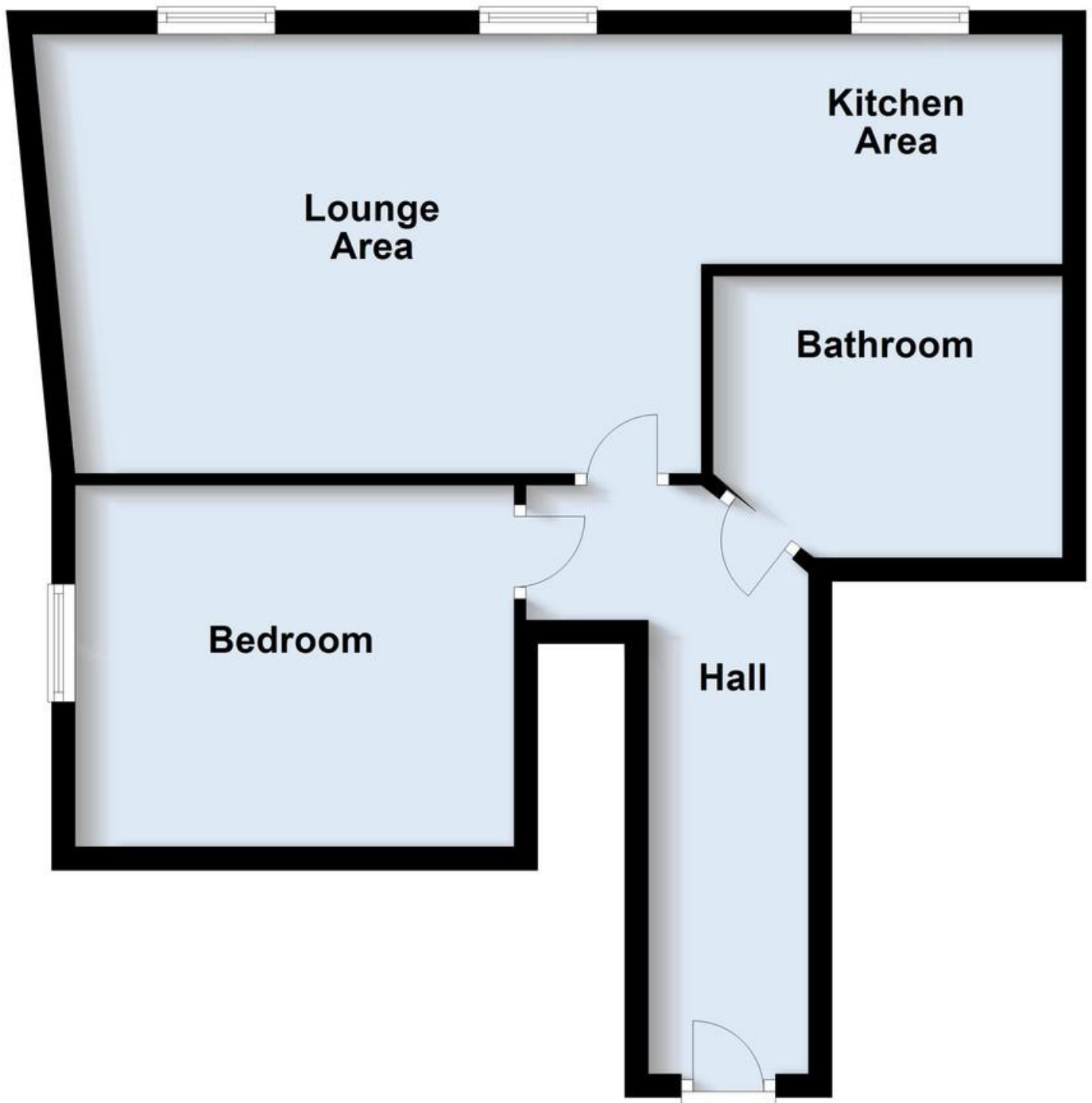
## VIEWING

Please visit our website [www.ullyotts.co.uk](http://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 59 sq m

## Ground Floor



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## Drifffield Office

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