



14 Nunings Way
Driffield
YO25 4HL

TO LET

£740 pcm

3 Bedroom Link Detached

■ **Ulllyotts** ■
EST 1891

01377 253456

14 Nunings Way

Driffield

YO25 4HL

ACCOMMODATION

GLAZED FRONT ENTRANCE DOOR

Opening into

ENTRANCE HALL

Engineered wood flooring. Radiator. Central light fitting. Doors to

CLOAKROOM

With low-level WC and corner wash hand basin. Tiled to half height. Radiator. Central light fitting. Laminate flooring.

LOUNGE

14' 8" x 11' 3" (4.47m x 3.43m)

Engineered wood flooring. Modern fireplace with electric fire fitted. Radiator. Open staircase to first floor. Central light fitting. Door to

DINING KITCHEN

16' 1" x 8' 7" (4.9m x 2.62m)

With one and a half bowl stainless steel sink unit with drainer and mixer tap over. A full range of wall, base and drawer units. Built-in electric oven with four-ring gas hob. Fitted extractor hood. Integrated dishwasher. Engineered wood flooring. Radiator. Central light fitting. French doors to garden. Understairs storage cupboard. Blind*.

LANDING

With built-in airing cupboard housing hot water cylinder. Carpet. Central light fitting. Doors to

BEDROOM 1

12' 6" x 9' 4" (3.81m x 2.84m)

Carpet. Radiator. Central light fitting. Door to

ENSUITE SHOWER ROOM

Comprising corner style shower cubicle, pedestal wash hand basin and low-level WC. Part wall tiled. Radiator. Central light fitting. Tiled flooring.

BEDROOM 2

19' 4" x 9' 5" (5.89m x 2.87m)

Carpet. Radiator. Central light fitting.

BEDROOM 3

10' 10" x 9' 4" (3.3m x 2.84m)

Carpet. Radiator. Central light fitting.

BATHROOM

With white suite comprising panelled bath with shower over and shower screen. Pedestal wash hand basin and low-level WC. Part wall tiled. Radiator. Central light fitting. Tiled flooring. Blind*.

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.

GARAGE

Single attached garage with power and light connected. Up-and-over door with personal door from the garden. Plumbing for automatic washing machine. Approached over a block paved driveway.

GARDENS

Lawned garden to the front of the property with side path. Lawned garden to the rear with patio and summerhouse*.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

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: £740.00

Damage Deposit: £740.00

Total: £1480.00

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.

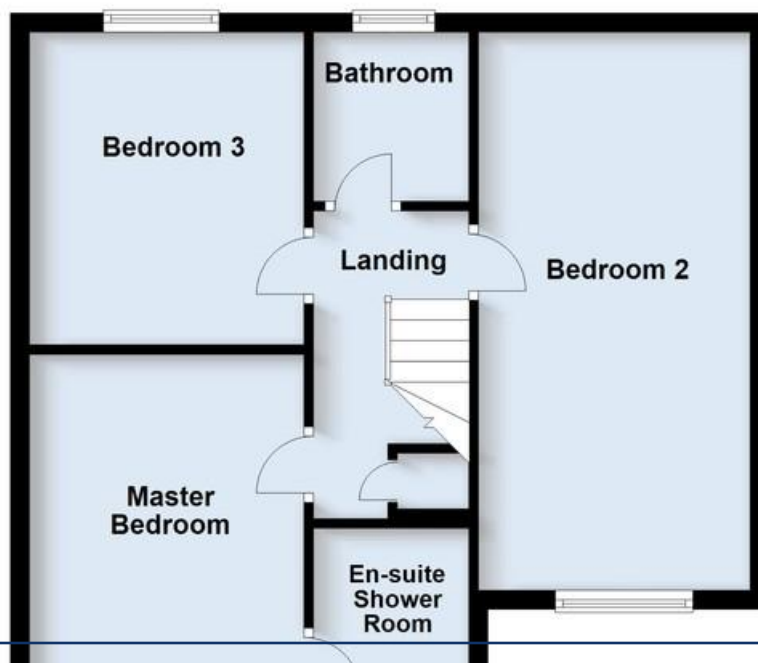
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately

Ground Floor



First Floor



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