



24 The Green
Driffield
YO25 5FP

TO LET

£780 pcm

3 Bedroom Detached House

■ Ulliyotts ■
EST 1891

01377 253456

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ACCOMMODATION

FRONT ENTRANCE DOOR

Opening into

ENTRANCE HALL

Carpet. Radiator. Understairs storage cupboard. Quarter turn staircase to first floor. Central light fitting. Mains smoke alarm. Door to

CLOAKROOM

Low-level WC. Wash hand basin. Vinyl flooring. Spotlight. Towel ring*.

LOUNGE

22' 1" x 10' 8" [MAX] (6.73m x 3.25m [MAX])

Coal effect gas fire with marble inset and hearth and timber surround. CO alarm. Carpet. Two radiators. Two curtain poles*. French doors to garden.

DINING ROOM

10' 0" x 9' 9" (3.05m x 2.97m)

Carpet. Radiator. Central light fitting (3-spot*). Door from Hallway to

UTILITY ROOM

6' 0" x 5' 11" (1.83m x 1.8m)

Plumbing for automatic washing machine. "Worcester Bosch" central heating boiler. CO alarm. Radiator. Laminate flooring. Central light fitting (3-spot*). Door to kitchen and to rear garden.

KITCHEN

9' 10" x 9' 8" (3m x 2.95m)

One and a half bowl sink. Six base units and one corner base unit. Five-drawer unit. Five wall cupboards. Four-ring gas hob. Built-in electric oven*. Central light fitting (3-spot* light). Radiator.

LANDING

Radiator. Carpet. Central light fitting. Loft hatch. Airing cupboard with radiator. Mains smoke alarm.

BEDROOM 1 (FRONT)

14' 2" x 10' 8" (4.32m x 3.25m)

Carpet. Radiator. Central light fitting. Door to

EN-SUITE SHOWER ROOM

Tiled shower cubicle with "Mira 415" shower. Low-level WC. Pedestal wash hand basin. Radiator. Extractor fan. Central light fitting. Carpet.

BEDROOM 2 (FRONT)

13' 2" [MAX] x 9' 11" [MAX] (4.01m [MAX] x 3.02m)

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

BEDROOM 3 (REAR)

9' 11" x 8' 0" (3.02m x 2.44m)

Carpet. Radiator. Central light fitting.

BATHROOM AND WC

With white suite comprising panelled bath with "Mira 415" shower over, low-level WC and pedestal wash hand basin. Shower curtain*. Tiled around bath and shower area. Vinyl flooring. Radiator. Mirror*. Extractor fan.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed units in uPVC surrounds.

GARAGE

Single garage with additional parking on driveway.

GARDENS

Lawned garden to front. Rear garden with lawn, patio, borders and gravelled area.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

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: £780.00

Damage Deposit: £780.00

Total: £1560.00

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.

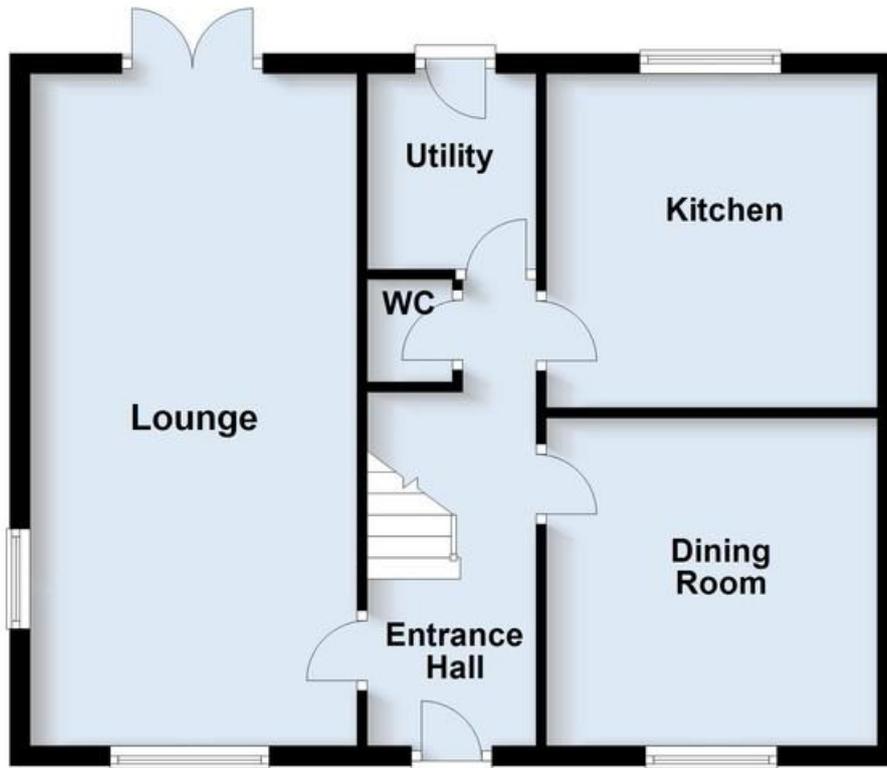
VIEWING

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

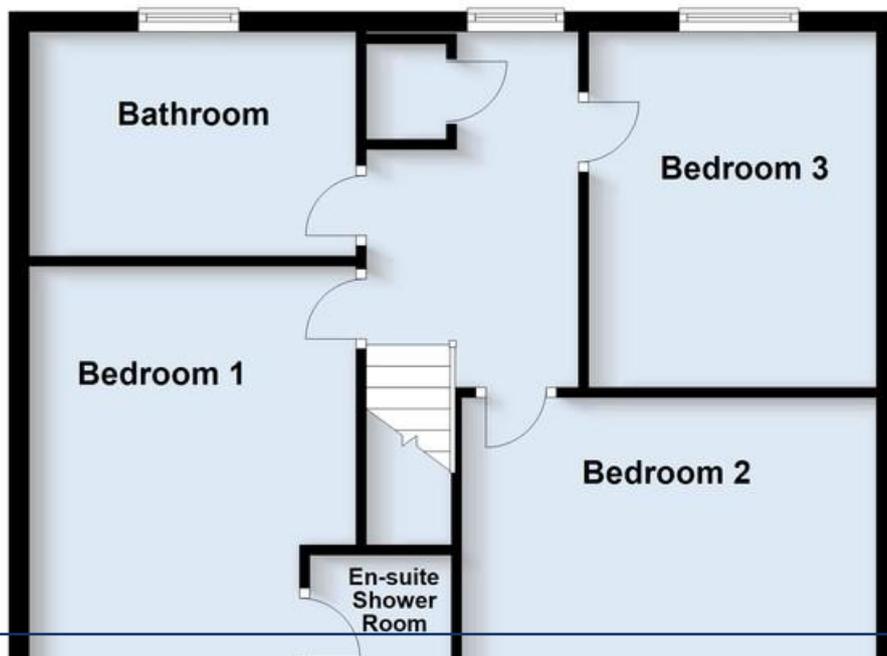
Regulated by RICS

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

Ground Floor



First Floor



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