



28 Swallow Road
Driffield
YO25 5JY

TO LET

£800 pcm

3 Bedroom Semi-Detached House



Kitchen



Off Road
Parking,



Gas Central Heating

28 Swallow Road, Driffield, YO25 5JY

LOCATION

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.





Lounge



Virtually Staged - Lounge



Kitchen/ Dining Room



Virtually Staged - Kitchen/ Dining Room

Accommodation

A well presented three bedroom semi-detached property located on the popular Swallow Road in Driffield, offering modern accommodation throughout along with off-road parking and a well maintained rear garden.

The property briefly comprises an entrance hallway leading into a bright and spacious living room, providing a comfortable space for relaxing or entertaining. To the rear of the property is a modern fitted kitchen/dining area, complete with contemporary units and integrated oven and hob, with access out to the rear garden.

To the first floor there are three well proportioned bedrooms, ideal for families, couples or those requiring a home office, together with a modern family bathroom fitted with a white suite and shower over bath.

Externally, the property benefits from off-road parking to the front and a private enclosed garden to the rear, which is well maintained and mainly laid to lawn with a patio area, perfect for outdoor seating.

FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

6' 3" x 3' 2" (1.91m x 0.97m)

The welcoming entrance hall is finished with a fitted carpet. Benefiting from a radiator and central ceiling light with decorative shade. Doors lead through to the lounge and further accommodation, setting the tone for the rest of the home.

CLOAKROOM/WC

6' 3" x 2' 8" (1.92m x 0.83m)

The convenient ground floor cloakroom is fitted with a modern white suite, comprising a vanity wash hand basin and low-level WC. A tiled splashback and radiator finished with fitted carpet and a central ceiling light.

LOUNGE

15' 7" x 14' 5" (4.77m x 4.41m)

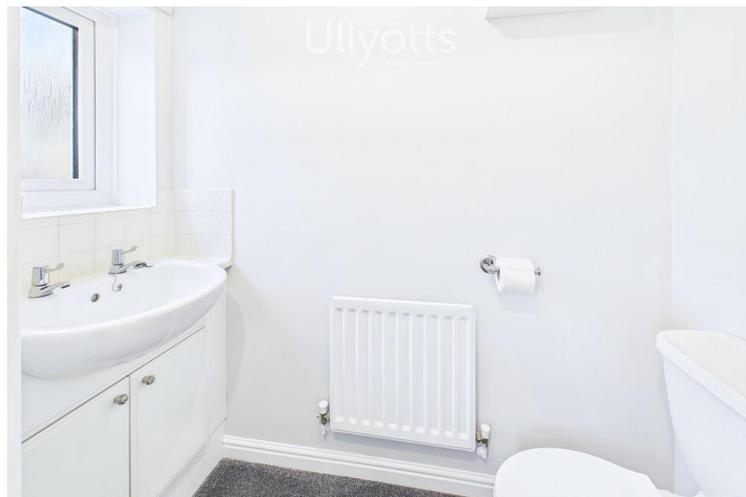
The lounge provides a warm and inviting living space, centred around a charming coal effect electric fire set within an elegant Adam style surround, creating an attractive focal point. Two radiators, telephone and TV points. A staircase rises to the first floor, and the room is complete with fitted carpet, central ceiling light and smoke alarm.



Bedroom One



Virtually Staged - Bedroom One



W/C

DINING KITCHEN

14' 4" x 8' 2" (4.39m x 2.49m)

The spacious kitchen diner is well equipped fitted with a stainless steel sink unit with mixer tap, a range of base units including two corner cupboards and additional wall mounted storage. A built in electric oven with four ring gas hob and extractor hood sits beneath an extractor fan, while plumbing for an automatic washing machine. The room also benefits from a wall mounted gas central heating boiler, radiator, CO alarm, and useful understairs storage cupboard. Finished with vinyl flooring and two central ceiling lights. French doors open directly onto the rear garden.

LANDING

7' 9" x 5' 9" (2.37m x 1.76m)

A well maintained carpeted room featuring loft access, a central ceiling light fitting, and a fitted smoke alarm.

BEDROOM 1

13' 1" x 8' 3" (4.01m x 2.52m)

A comfortable bedroom featuring carpeted flooring, a radiator for warmth, and a central ceiling light fitting.



Bedroom Two

BEDROOM 2

10' 6" x 8' 0" (3.21m x 2.45m)

A well proportioned bedroom with fitted carpet, a radiator and a central light fitting.

BEDROOM 3

7' 0" x 5' 9" (2.15m x 1.77m)

Radiator. Carpet. Built in airing cupboard housing hot water tank with immersion heater.

BATHROOM

5' 5" x 6' 1" (1.67m x 1.86m)

A well appointed bathroom fitted with a white suite and chrome fittings, comprising a panelled bath with shower over, low-level WC, and a wash hand basin set within a vanity unit incorporating cupboard and shelving. The bath and shower area is tiled, complemented by vinyl flooring with ladder radiator and an electric shaver point. Toilet roll holder*.

CENTRAL HEATING

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



Bedroom Three



Bathroom



Bathroom



Garden

GARDENS

A private rear garden featuring a lawned astro turf, two patio areas, and a retractable washing line, with a path running along the side of the property for easy access.

GARAGE

There is no garage but there is an allocated parking space to the front of the property with additional parking on the forecourt.

COUNCIL TAX BAND Band B.

ENERGY PERFORMANCE CERTIFICATE Rated D.

SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

PAYMENTS

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

One month's rent: £850.00

Damage Deposit: £980.00

Total: £1830.00

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.

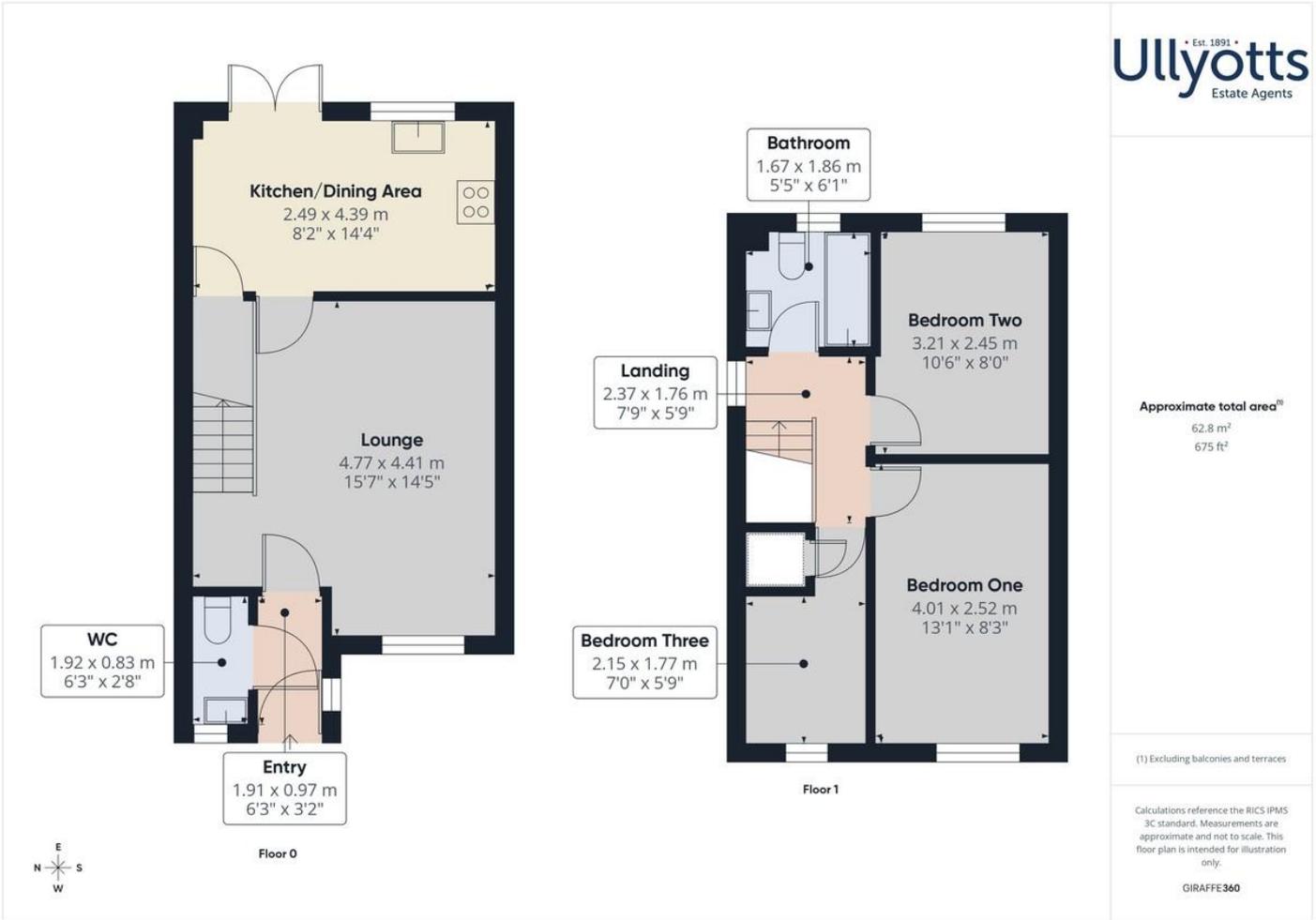
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

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

Regulated by RICS

The digitally calculated floor area is 63 sq m (676 sq ft).
 This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

28 Swallow Road, Driffield

Gate Farm

Water Forlorn

Hospital

Sports/Leisure Centre

Fire Station

Education Facility

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Ulllyotts

EST 1891



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