

16 Boynton Garth
Driffield
YO25 6UX

TO LET

£850 pcm

3 Bedroom Semi-Detached House

Ullyotts
EST 1891

01377 253456

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Driffield
YO25 6UX

ACCOMINDATON

FRONT ENTRANCE DOOR
Opening into Entrance Hall. Central light fitting with shade. Curtain pole* and door curtain*. Mains smoke alarm. Carpet. Radiator. Straight flight staircase to first floor and doors to:

CLOAKS/WC
With white suite having chrome fittings and comprising low level WC and wash hand basin. Central light fitting and shade*. Venetian blind*. Mirror*. Toilet roll holder*. Vinyl flooring. Radiator.

SITTING ROOM
17' 0" x 11' 11" [into west facing bay window (5.18m x 3.63m) Door to understairs storage cupboard with alarm pad and coat hooks*. Carpet. Radiator. Mains smoke alarm. Central light fitting with shade. Curtain pole*. Venetian blinds*. Door also to:

KITCHEN/DINING AREA
15' 2" x 9' 6" (4.62m x 2.9m)
One and a half bowl single drainer stainless steel sink unit with two corner and three single base units. Three single wall mounted cupboards. Plumbing for automatic washing machine and extractor hood. Wall mounted gas central heating boiler in housing. Gas cooker. Two central light fittings. Venetian blind*. Curtain pole* and curtains*. Vinyl flooring. Double-glazed French windows to rear garden. CO Alarm. Radiator.

LANDING
Loft access. Central light fitting and shade*. Side aspect window with venetian blind*. Carpet. Mains smoke alarm. Radiator. Doors to:

BEDROOM ONE
14' 1" x 9' 0" (4.29m x 2.74m)
Central light fitting. Carpet. Venetian blind*. Curtain pole*. Radiator.

BEDROOM TWO
10' 10" x 8' 0" (3.3m x 2.44m)
Central light fitting and shade*. Carpet. Venetian blind*. Curtain pole*. Radiator.

BEDROOM THREE
7' 6" x 7' 0" (2.29m x 2.13m)
Carpet. Central light fitting and shade*. Venetian blind*. Radiator.

BATHROOM
With white suite having chrome fittings and comprising panelled bath with Mira plumbed-in shower attachment over, pedestal wash hand basin and low level WC. Fully tiled over bath and with shower screen. Tiling to half height elsewhere. Electric shaver point. Bathroom cupboard*. Toilet roll holder*. Towel ring*. Extractor fan. Venetian blind*. Built-in overstairs cupboard. Vinyl flooring. Radiator.

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

DOUBLE GLAZING
The property benefits from sealed unit double glazing throughout.

PARKING
Off road parking

GARDENS
Lawns to both front and rear, the rear garden also includes a patio. Garden shed*. Outside lights both front and rear.

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

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Certificate for this property is available on the internet. The property is currently C.

SERVICES
Mains water, electricity, gas, drainage and telephone.

PAYMENTS
Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £980.00

Monthly rent: £850.00

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.

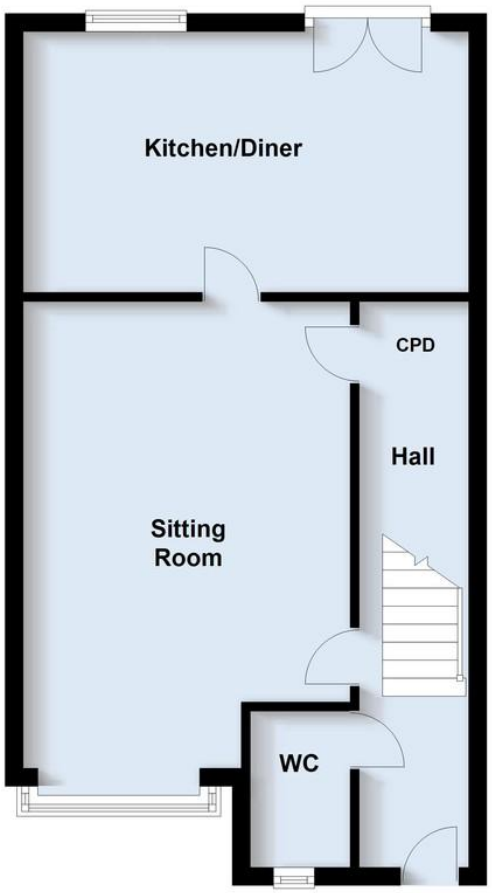
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

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

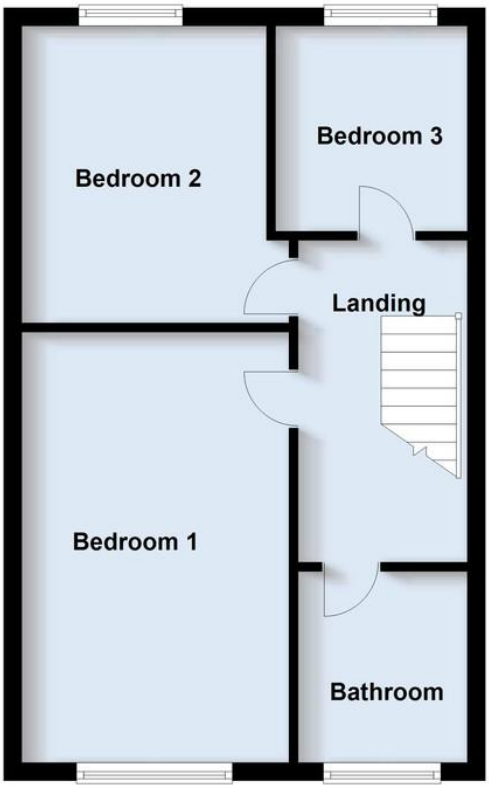
Regulated by RICS

The digitally calculated floor area is 74 sq m (797 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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