

# Flat 3 65 Eastgate North
# Driffield
# YO25 6DY

TO LET

## £450 pcm

1 Bedroom Second Floor Flat

Ullyotts
EST 1891

01377 253456

# Flat 3, 65 Eastgate North
# Driffield
# YO25 6DY

## ACCOMMODATION

### COMMUNAL ENTRANCE DOOR
Opening into

### COMMUNAL HALLWAY
Carpet. Central light fittings. Fire alarm. Stairs to Flats 2 and 3.

### FLAT ENTRANCE DOOR
Opening into

### HALLWAY
Carpet. Central light fitting. Smoke detector. Coat hooks* and shelf*. Curtain*. Doors to

### KITCHEN
7' 6" x 6' 4" (2.29m x 1.93m)
Stainless steel sink unit over double base unit. Double wall-mounted cupboard. Tiled splashbacks. Washing machine*. Electric hot water heater. Vinyl flooring. Freestanding "Essentials" electric cooker*. Fridge*. Washing machine*. Central light fitting. Smoke detector. Curtain pole*. Wall-mounted "Farho eco" electric heater.

### SHOWER ROOM
Tiled shower cubicle with "Mira Jump" electric shower. Low-level WC and pedestal wash hand basin. Central light fitting. Extractor fan. Vinyl flooring. Shelf*. Partially wall tiled. Heater.

### LOUNGE
12' 6" x 9' 11" (3.81m x 3.02m) [max]
Carpet. Central light fitting. Smoke detector. Curtain pole* and curtains*. Wall-mounted "Farho eco" electric heater.

### BEDROOM
12' 6" x 6' 7" (3.81m x 2.01m)
Carpet. Central light fitting. Smoke detector. Curtain pole* and curtain*. Wall-mounted "Farho eco" electric heater.

### CENTRAL HEATING
The property benefits from wall-mounted "Farho eco" programmable electric heaters throughout.

### DOMESTIC HOT WATER
Provided by an electric water heater in the kitchen.

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

### GARDEN
Shallow gravel forecourt. Communal lawned garden to the rear.

### PARKING
On-street parking only.

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

### ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Certificate for this property is available on the internet. The property is currently rated band E.

### 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 Damage Deposit of £515.00

Monthly rent: £450.00

### 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.

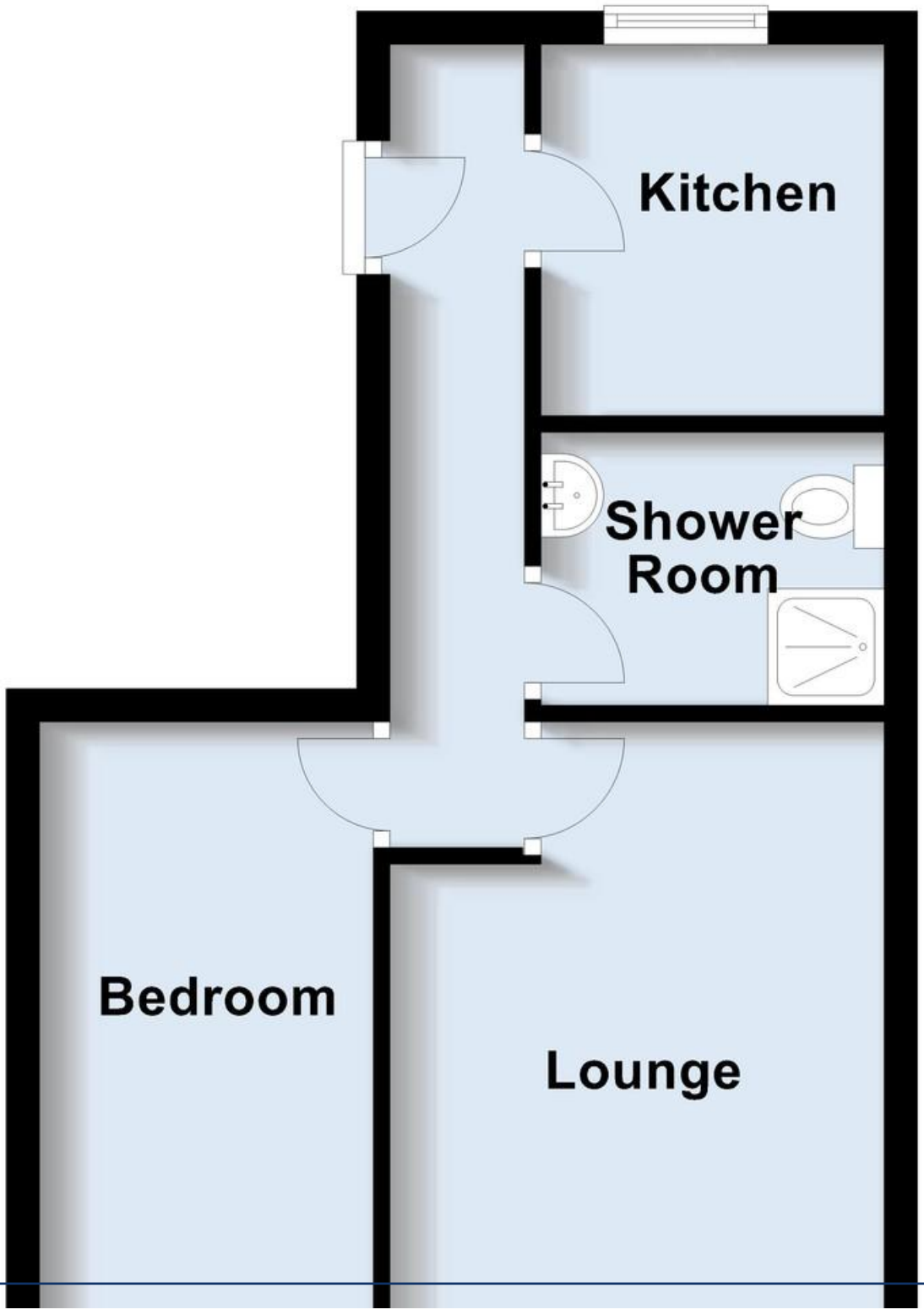
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

### 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 37 sq m (398 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

# Second Floor



# Ullyotts

EST 1891







## Driffield Office

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