



222 Auchinleck Close
Driffield
YO25 9HG

TO LET

£950 pcm

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

222 Auchinleck Close

Driffield

YO25 9HG

ENTRANCE HALL

Laminate flooring. Central light fitting. Straight flight carpeted staircase to first floor. Roller blind* to window. Radiator. Door to

LOUNGE

14' 10" x 13' 10" (4.53m x 4.23m)

A spacious lounge with front facing bay window. Carpet. Roman blinds*. Coal effect gas fire with wooden surround and "marble" inset and hearth. CO alarm. Built in understairs storage cupboard. Central light fitting and shade*. Curtain pole*. Radiator.

DINING KITCHEN

13' 3" x 12' 10" (4.04m x 3.93m)

Fitted with a range of contemporary kitchen units including base and wall mounted cupboards. Three drawer unit. Stainless steel sink with mixer tap and integrated appliances including "Beko" electric oven with extractor fan over and four ring gas hob. Stainless steel splashbacks. Space and plumbing for dishwasher. Laminate flooring. Ceiling spot lighting. Radiator. French doors opening to rear garden. Door to

UTILITY ROOM

7' 0" x 4' 11" (2.14m x 1.52m)

With single base unit and one single and one double wall mounted cupboard. Worktop and tiled splash backs. Laminate flooring. Plumbing for washing machine. Coat hooks*. Central light fitting. Extractor fan. Radiator. UPVC glazed door to rear. Door to

WC

White suite with low-level WC and wall mounted wash hand basin. Tiled splashback. Central light fitting. Laminate flooring. Radiator.

LANDING

Carpet. Central light fitting. Mains smoke alarm. Door to cupboard housing "Worcester" gas central heating boiler. CO alarm. Loft access. Doors to

BEDROOM 1 (FRONT)

14' 0" x 11' 5" (4.29m x 3.49m)

Fitted range of wardrobes having mirrored doors. Carpet. Central light fitting. Curtain pole*. Radiator. Door to

EN-SUITE

With fully wall tiled corner shower enclosure and plumbed-in shower. Half height tiling elsewhere. Low-level WC and pedestal wash hand basin. Mosaic tile effect flooring. Mirror* with light above. Central light fitting. Extractor fan. Ladder style towel radiator. Roller blind*. Towel rail* and toilet roll holder*.

BEDROOM 2 (REAR)

9' 8" x 9' 0" (2.96m x 2.75m)

Window to the rear of elevation with beautiful countryside views. Central light fitting and shade*. Carpet. Curtain pole*. Radiator.

BEDROOM 3 (REAR)

9' 0" x 7' 0" (2.76m x 2.14m)

Central light fitting. Carpet. Curtain pole*. Radiator

BATHROOM

White suite comprising panelled bath with plumbed-in shower over and glass shower screen. Feature clad walls to bath area. Half height wall cladding elsewhere. low-level WC and pedestal wash basin. Electric shaver point. Ladder style towel radiator. Laminate flooring. Extractor fan. Downlighters.

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.

GARDENS

The property stands back from the road behind an attractive open plan expanse of forecourt. To the rear of the property is a lawned garden including Indian stone patio with mature borders.

GARAGE

Single garage with up and over door and rear personal door approached over gravel driveway providing off-road parking for one vehicle.

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 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: £950.00

Damage Deposit: £1090.00

Total: £2040.00

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.

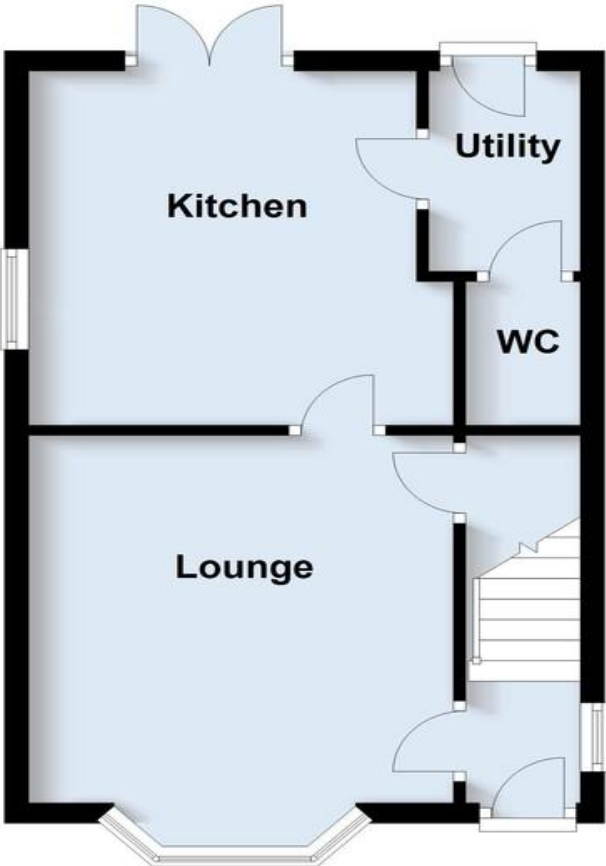
VIEWING

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

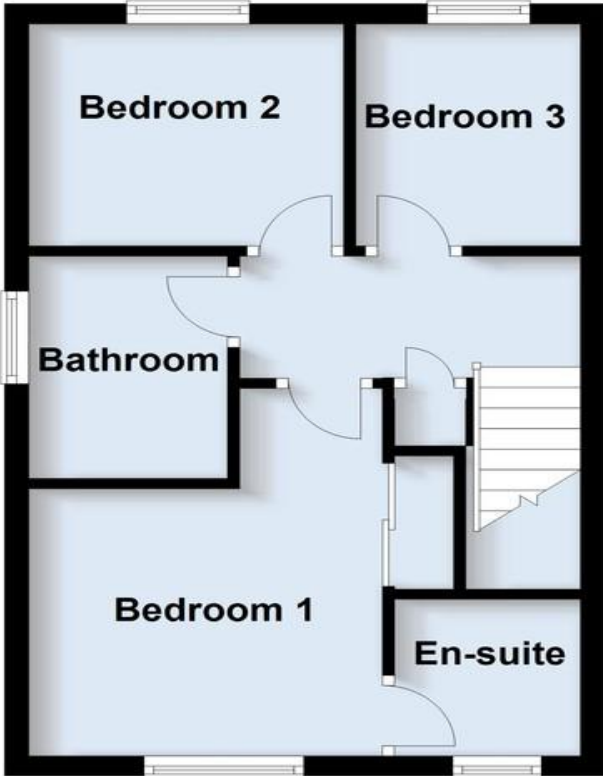
Regulated by RICS

The digitally calculated floor area is 85 sq m (915 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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