

49 Westgate
Driffield
YO25 6TJ

TO LET

£895 pcm

5 Bedroom Semi-Detached House

Ullyotts
EST 1891

01377 253456

49 Westgate
Driffield
YO25 6TJ

UPVC ENTRANCE DOOR

LIVING ROOM
20' 6" x 12' 10" (6.27m x 3.92m)
With wooden beams, stair case to first floor and under stairs cupboard. Laminate flooring. Two central light fittings. Venetian blind*. Two radiators.

KITCHEN
10' 11" x 8' 4" (3.33m x 2.56m)
With a range of built in cupboards and ceramic sink with mixer tap. Tiled splashbacks. Gas Cooker. Dishwasher*. Fridge Freezer*. Tiled flooring. Central light fitting. Heat Alarm.

DINING ROOM
12' 11" x 9' 6" (3.95m x 2.92m)
Laminate flooring. Central light fitting. Radiator.

LANDING
Carpet. Central light fitting. Smoke alarm.

BEDROOM ONE (FRONT)
13' 0" x 9' 8" (3.97m x 2.95m)
Carpet. Central light fitting and shade*. Curtain pole* and curtains*. Radiator.

BEDROOM TWO (FRONT)
13' 1" x 10' 3" (4.00m x 3.14m)
Carpet. Chandelier style central light fitting. Radiator. Door to second floor.

BEDROOM THREE (REAR)
9' 0" x 7' 0" (2.76m x 2.15m)
Laminate. Central light fitting and shade*. Storage cupboard housing 'Ideal Logic' Combi Max 30 combination boiler. CO alarm. Radiator.

BATHROOM
10' 11" x 6' 11" (3.35m x 2.12m)
With white three piece suite comprising bath with shower attachment, pedestal wash hand basin and low level WC. Plumbing for washing machine. Half tiled. Storage cupboard. Central light fitting. Extractor fan. Laminate flooring. Radiator.

SECOND FLOOR LANDING
Carpet. Central light fitting. Velux window. Smoke alarm.

BEDROOM FOUR
8' 11" x 11' 0" (2.74m x 3.37m)
With ensuite WC and sink. Laminate flooring. Two downlights. Velux window. Eaves storage. Radiator.

BEDROOM FIVE
11' 0" x 10' 5" (3.36m x 3.19m)
Carpet. Velux window. Three downlights. Loft access. Radiator.

REAR YARD
Fenced rear yard

PARKING
On street parking.

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.

COUNCIL TAX BAND
Band A.

ENERGY PERFORMANCE CERTIFICATE
Rating D.

PAYMENTS
Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £1030.00

Monthly rent: £895.00

SERVICES
Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

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.

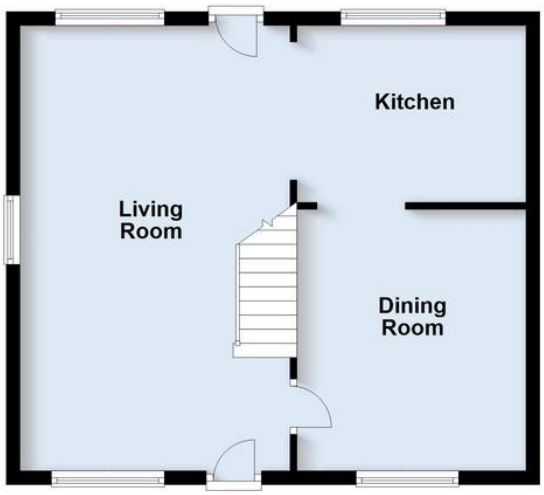
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

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.

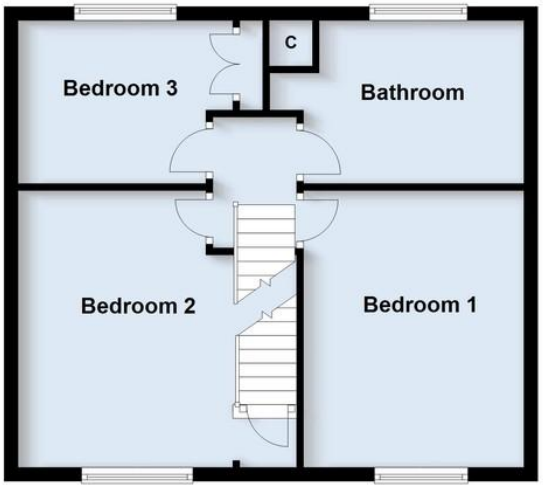
Regulated by RICS

The digitally calculated floor area is 117 sq m (1,259 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

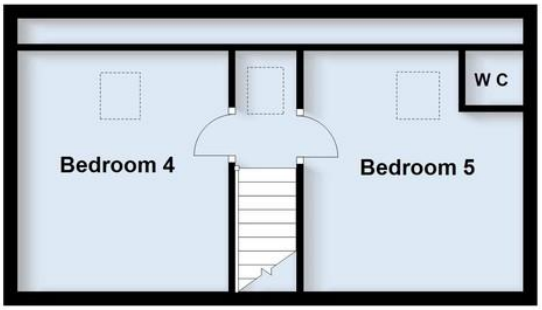
Ground Floor



First Floor



Second Floor



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