



19 Riverhead Mill  
Driffield  
YO25 6NN

TO LET

£480 pcm

1 Bedroom Flat

■ Ulllyotts ■  
EST 1891

01377 253456

# 19 Riverhead Mill

## Driffield

### YO25 6NN

#### ACCOMMODATION

##### COMMUNAL ENTRANCE

Intercom system. Straight flight staircases leading to each floor.

##### FLAT ENTRANCE DOOR

Opening into

##### HALLWAY

Carpet. Central light fitting. Telephone audio entry system. Mains smoke alarm. Storage cupboard housing hot water boiler. Doors to

##### LOUNGE

Carpet. Central light fitting. Electric panel heater. Log effect wall-mounted electric fire.

##### KITCHEN

Stainless steel sink with mixer tap. Central light fitting. Range of built-in base units and wall-mounted cupboards. Four drawer unit. Plumbing and space for washing machine. Electric point and space for a freestanding cooker. Vinyl flooring. Wall-mounted electric heater.

##### BEDROOM

Carpet. Central light fitting. Electric panel heater.

##### BATHROOM

White suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled splashback and wall tiling around bath. Extractor fan. Wall-mounted electric heater. Vinyl flooring. Central light fitting.

##### CENTRAL HEATING

Electric panel heaters.

##### DOMESTIC HOT WATER

Provided by the electric boiler.

##### DOUBLE GLAZING

Single glazed windows in timber frames

##### PARKING

Off-road parking available only with use of a permit.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

#### 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 following:

One month's rent: £480.00

Damage Deposit: £550.00

Total: £1030.00

#### 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.

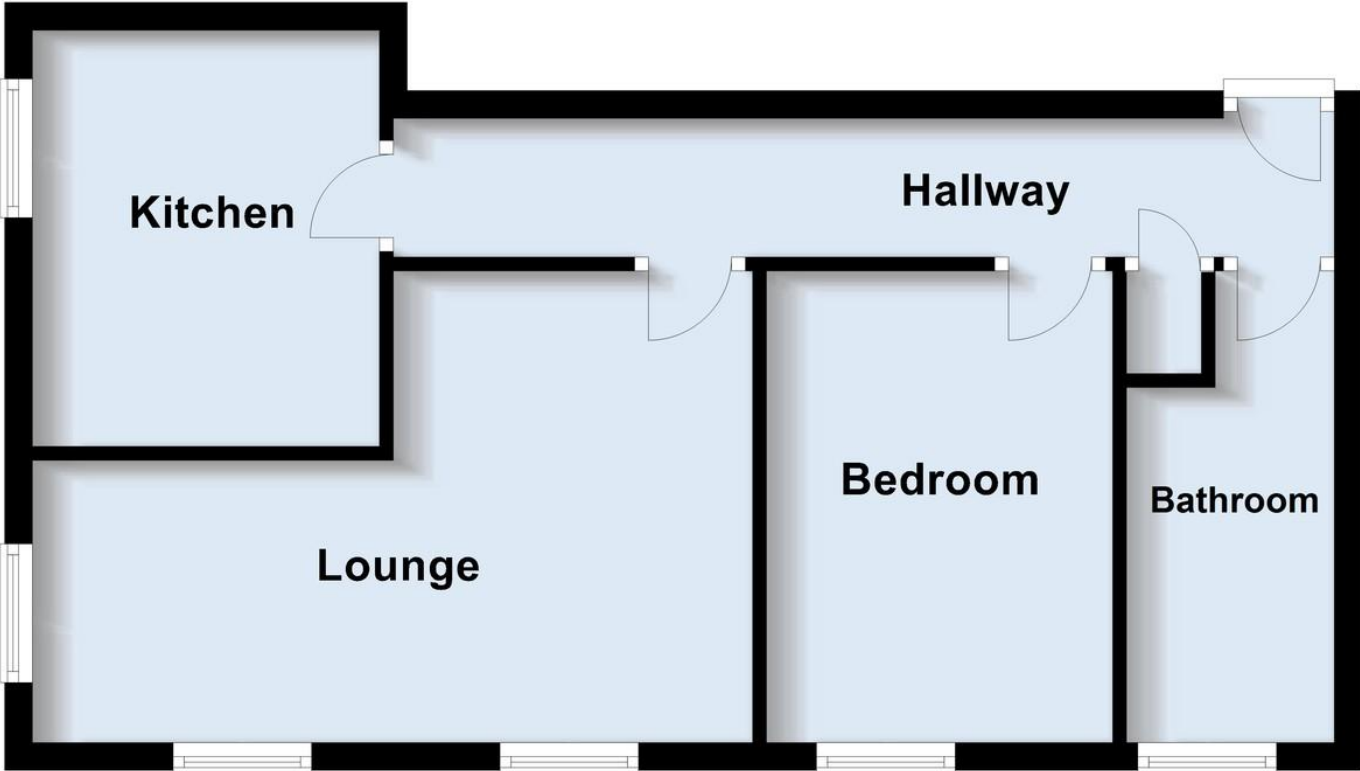
#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 47 sq m (506 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

### Ground Floor



# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations