



11 Elm Road
Driffield
YO25 6SQ

TO LET

£820 pcm

2 Bedroom Detached Bungalow

11 Elm Road

Driffield

YO25 6SQ

SIDE ENTRANCE DOOR

Opening to:

ENTRANCE HALL

Carpet. Smoke alarm. Radiator. Central light fitting. Access to loft. Doors to:

LOUNGE

14' 9" x 9' 11" (4.52m x 3.02m)

With a front-facing window allowing for plenty of natural light, fitted carpet, feature electric coal-effect fireplace, radiator, two central ceiling light fittings and curtain pole*.

DINING KITCHEN

15' 7" x 7' 11" (4.76m x 2.43m)

Fitted with a range of matching base and wall units incorporating a sink with drainer and mixer tap, complemented by tiled splashbacks. Space for a freestanding cooker* and plumbing for a washing machine, with vinyl flooring, radiator, Ideal Logic+ Combi boiler, two three-spot ceiling light fittings, CO alarm and a glazed door providing access to the rear garden

BEDROOM ONE

10' 7" x 9' 1" (3.24m x 2.77m)

Rear-facing window, fitted carpet, radiator and central ceiling light fitting

BEDROOM TWO

10' 0" x 8' 7" (3.06m x 2.62m)

Front-facing window, fitted carpet, radiator and central ceiling light fitting

BATHROOM

6' 3" x 5' 4" (1.92m x 1.65m)

Fitted with a white suite comprising a walk-in shower, low-level WC and pedestal wash hand basin, complemented by half-height tiled walls, vinyl flooring, radiator, central ceiling light fitting, two useful corner storage cupboards and a roller blind*.

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 throughout.

GARAGE

Detached brick garage with side door. Off-road parking on driveway.

GARDENS

The front garden is paved with shrubs. The enclosed rear garden has a patio with borders.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

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: £820

Damage Deposit: £945

Total: £1765

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.

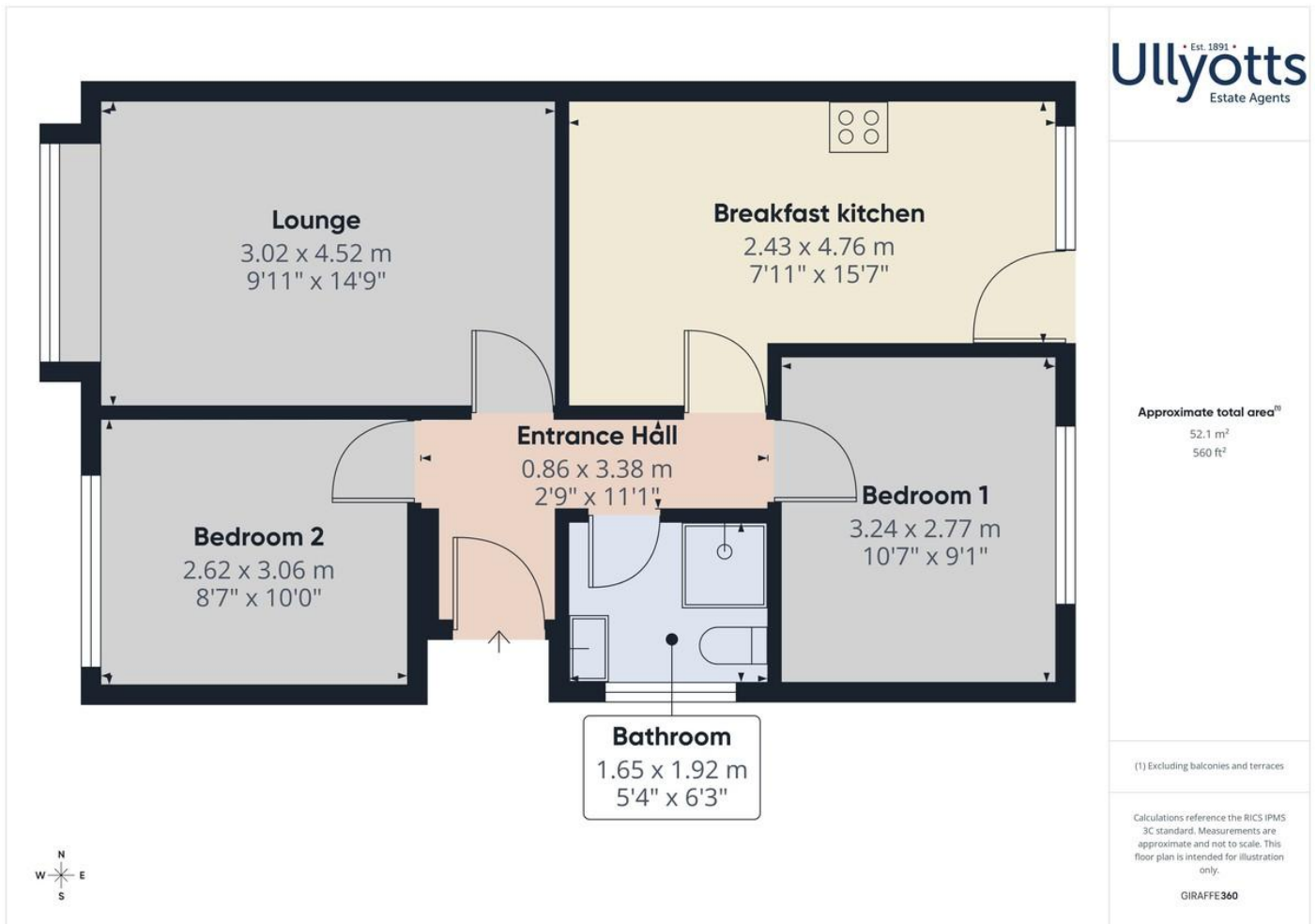
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

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

Regulated by RICS

The digitally calculated floor area is 52 sq m (561 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



■ Ulllyotts ■

EST 1891



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