



18 Kestrel Close
Driffield
YO25 5JX

TO LET

£750 pcm

2 Bedroom Mid Terraced House



2



1



1



Allocated
Parking



Gas Central Heating

18 Kestrel Close, Driffield, YO25 5JX

ENTRANCE HALL

7' 10" x 3' 1" (2.39m x 0.95m)

External storage cupboard then a uPVC entrance door opens into a welcoming hall featuring practical storage cupboard, laminate flooring and a central ceiling light fitting with decorative shade*. The space also benefits from a smoke alarm and provides access to the kitchen, creating a functional and well-presented introduction to the home.

CLOAKROOM / WC

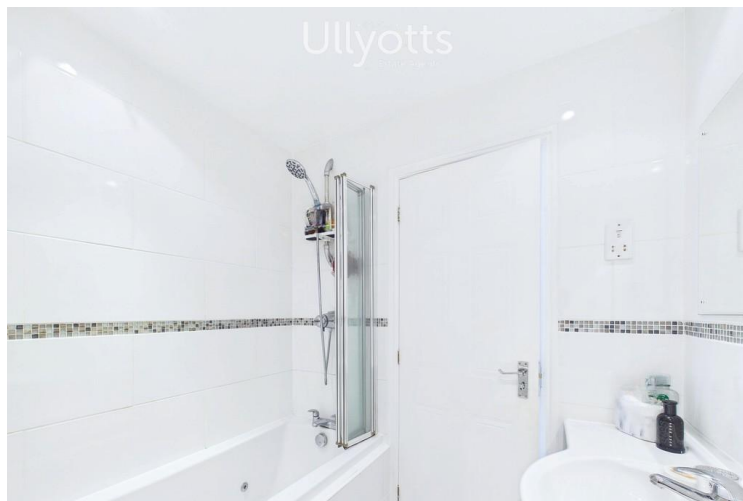
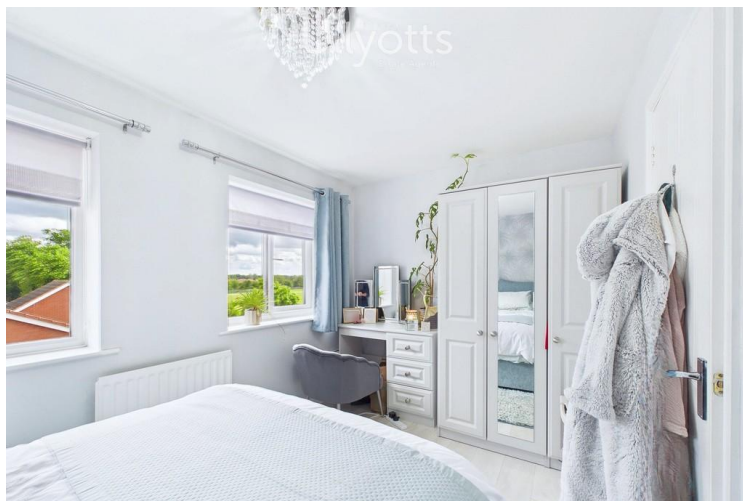
5' 4" x 2' 8" (1.64m x 0.83m)

Fitted with a low-level WC and wash hand basin incorporating a tiled splash back and useful storage cabinet beneath. The room benefits from laminate flooring, a radiator, extractor fan, central ceiling light fitting with shade*, and practical coat hooks*, completing this well-appointed ground floor cloakroom.

KITCHEN

7' 9" x 6' 5" (2.38m x 1.97m)

With a range of wall and base units complemented by wood-effect work surfaces, the kitchen is both practical and attractive. Integrated appliances include an electric oven and gas hob with extractor hood above. A stainless steel sink with mixer tap is positioned beneath a front facing window fitted with a roller blind*, allowing for plenty of natural light. Additional features include tiled splashbacks, laminate flooring, and a contemporary three-spotlight ceiling fitting. The kitchen features a freestanding fridge freezer* and washing machine*.



Accommodation

LOUNGE / DINER

14' 11" x 12' 8" (4.56m x 3.88m)

A spacious and well-presented open-plan lounge / diner featuring attractive laminate flooring throughout. The room benefits from two radiators, a central ceiling light fitting, curtain pole* and a straight flight staircase rising to the first floor. Patio doors provide direct access to the rear garden, allowing plenty of natural light to fill the space.

LANDING

6' 3" x 3' 1" (1.93m x 0.94m)

A carpeted landing providing access to the first-floor accommodation. Features include loft access, a smoke alarm, and a central ceiling light fitting with shade*.

BEDROOM ONE

12' 10" x 7' 10" (3.92m x 2.40m)

A well-proportioned double bedroom featuring laminate flooring with two windows to the front elevation, fitted with roller blinds* and curtain poles*, allowing for plenty of natural light. Additional benefits include a radiator and central ceiling light fitting.

BEDROOM TWO

13' 0" x 8' 2" (3.97m x 2.49m)

A well-proportioned double bedroom featuring laminate flooring and a window to the rear elevation, fitted with a roller blind* and curtain pole*. Additional benefits include a radiator, central ceiling light fitting, an over-stairs storage cupboard, and a range of fitted furniture comprising a four-door wardrobe* with mirrored frontage and two drawers, and matching bedside cabinets*.

BATHROOM

6' 3" x 6' 3" (1.91m x 1.91m)

Fitted with a modern three-piece white suite comprising bath with thermostatic shower over and folding glass shower screen, a low-level WC, and a wash hand basin with storage cabinet beneath. Fully tiled walls create a stylish and practical finish, complemented by laminate flooring. Additional features include a wall-mounted mirror*, four recessed downlights, an extractor fan, and a ladder-style heated towel radiator.



GARDEN

An enclosed rear garden with gated access to the rear. Designed for ease of maintenance, the garden features gravelled areas together with a patio and decked seating area, providing an ideal space for outdoor dining and entertaining. Patio doors from the property open directly onto the patio, creating a seamless connection between indoor and outdoor living.

PARKING

The property benefits from allocated parking at the front of the property.

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 sealed unit double glazing throughout.

COUNCIL TAX BAND

East Riding of Yorkshire 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 C.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £750.00

Damage Deposit: £860.00

Total: £1610.00

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

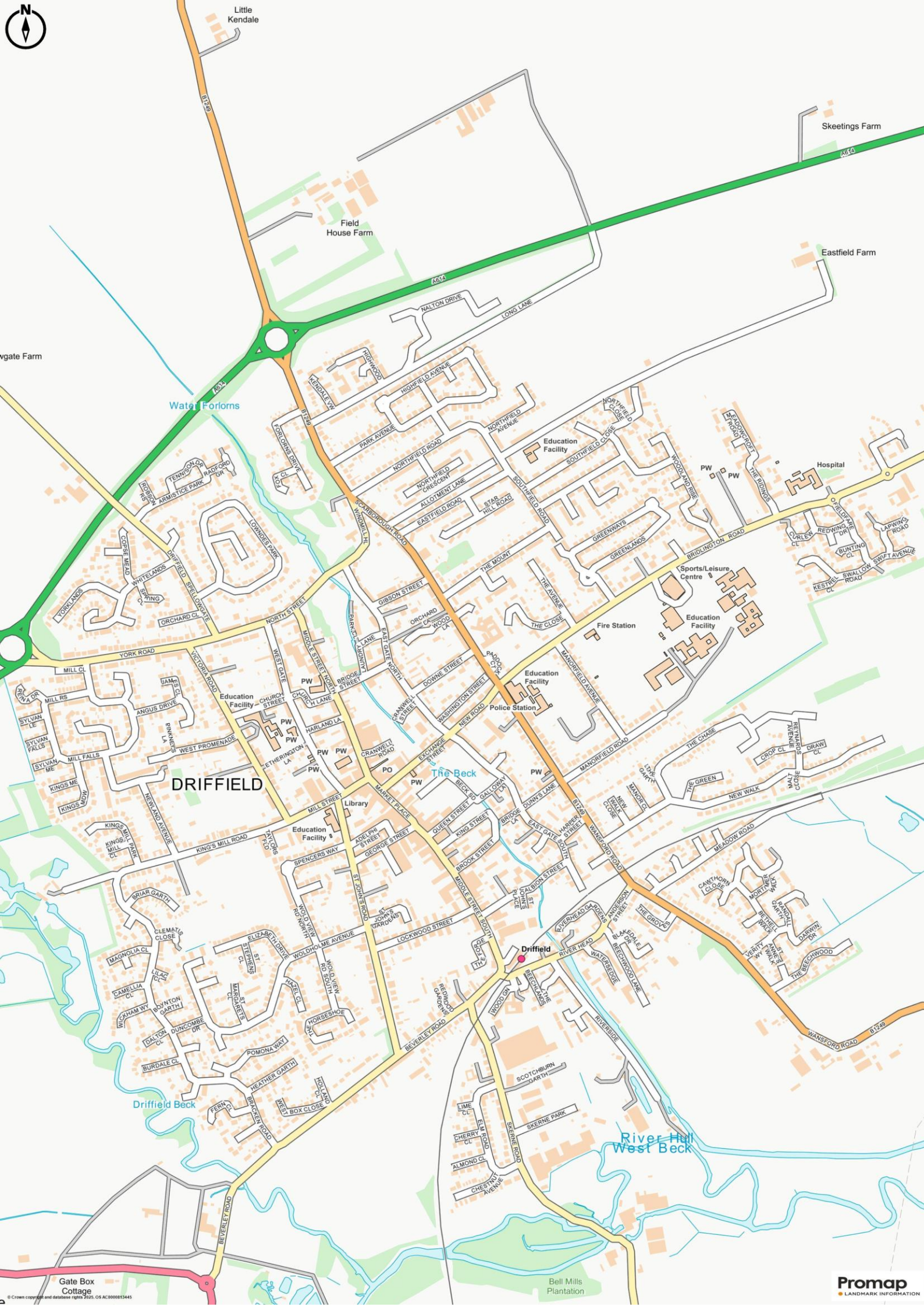
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 57 sq m (614 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Fororns

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

■ Ulllyotts ■

EST 1891



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