



■ **Ulllyotts** ■
Property Management

**4 St John's Walk, Albion Street
Driffield
YO25 6PR**

TO LET £625 PCM

**Two-bed semi-detached
Two double bedrooms
Kitchen/Breakfast area**

**Allocated parking
Gas CH & DG
Close to all amenities**



01377 253456

www.ullyotts.co.uk

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4 St John's Walk

Albion Street, Driffield

YO25 6PR

FRONT ENTRANCE DOOR Opening into

ENTRANCE HALL Straight flight staircase to first floor. Carpet. Radiator. Central light fitting. Battery smoke alarm. Door to

SITTING ROOM 14' 2" x 11' 4" (4.32m x 3.45m)
Wood fireside surround with black inset and hearth. Laminate flooring. Central light fitting. Radiator. Door to

KITCHEN/BREAKFAST ROOM 14' 8" x 9' 7" (4.47m x 2.92m)
Single drainer stainless steel sink with double, two corner and two single base units. Built-in electric oven with gas five-ring hob and extractor hood. Four single wall mounted cupboards. Vinyl flooring. Plumbing for automatic washing machine. Understairs storage cupboard. Wall-mounted gas combination boiler. CO Alarm. Radiator. Central light fitting and ceiling downlighters. Door to rear garden.

LANDING With built-in storage cupboard. Central light fitting. Smoke alarm. Carpet. Loft access. Doors to

BEDROOM ONE 14' 6" x 10' 6" (4.42m x 3.2m)
With cove moulding. Carpet. Radiator. Central light fitting.

BEDROOM TWO 13' 5" x 7' 9" (4.09m x 2.36m)
With cove moulding. Central light fitting. Radiator. Carpet.

BATHROOM With white suite having "chrome" fittings and comprising panelled bath with mixer shower attachment over, pedestal wash hand basin and low level WC. Fully tiled over shower area. Electric shaver point. Central light fitting. Radiator. Vinyl flooring.

CENTRAL HEATING Gas fired central heating to radiators.

DOMESTIC HOT WATER Provided by the gas combination boiler.

DOUBLE GLAZING

Sealed units in timber surrounds.

PARKING There are two allocated parking spaces.

GARDENS Lawned front garden. Enclosed south-facing rear garden. Paved patio area with lawn beyond. Timber garden shed*.

COUNCIL TAX BAND East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE 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: £625.00
Damage Deposit: £625.00.
Total: £1250.00

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.

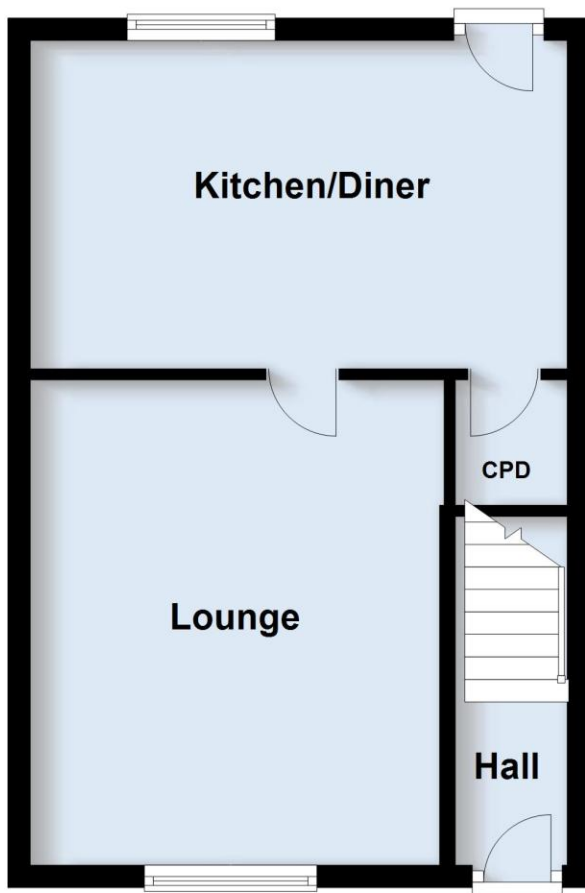
Floor plans are for illustrative purposes only.

* 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.

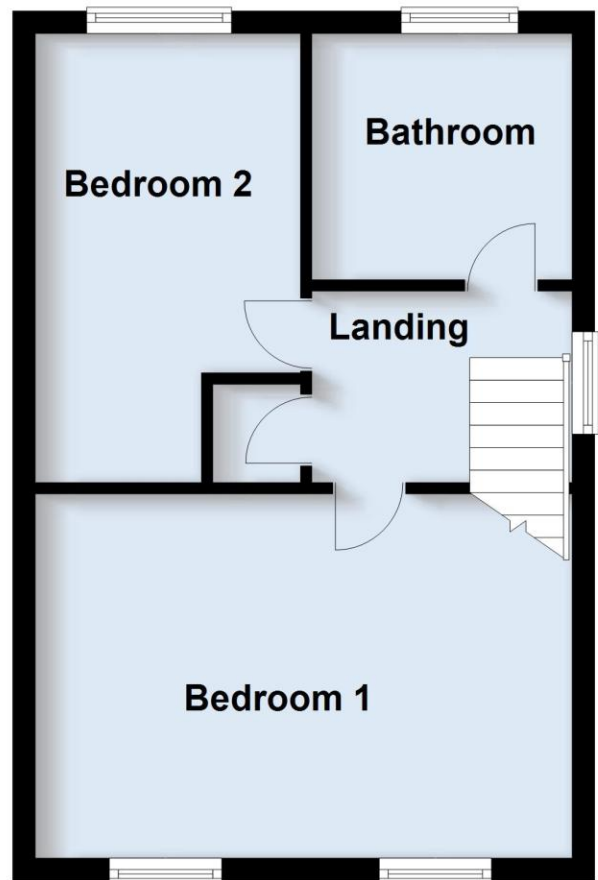
VIEWING Strictly by appointment (01377) 253456.

Regulated by RICS

Ground Floor



First Floor





64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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