



Ulllyotts
Property Management

**12 Mortimer Walk
Driffield
YO25 5PN**

TO LET £675 PCM

**Three storey townhouse
Three double bedrooms
Lounge and Breakfast Kitchen**

**Garden
Gas CH & uPVC DG
Single garage**

'No fees!'



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12 Mortimer Walk

Driffield

YO25 5PN

GLAZED FRONT ENTRANCE DOOR Opening into

ENTRANCE HALL Carpet. Set of coat hooks*. Radiator. Central light fitting (shade*). Carpeted straight flight staircase. Smoke alarm. Door to

LOUNGE 16' 0" x 10' 0" (4.88m x 3.05m)
Carpet. Radiator. Central light fitting (3 shade*). Mains smoke alarm. Door to

BREAKFAST KITCHEN 13' 6" x 11' 9" (4.11m x 3.58m)
Fitted with a range of modern kitchen units with gloss finished doors. Four drawer unit. Integrated appliances including a "Beko" double electric oven, four ring gas hob with extractor over, and refrigerator. Space and plumbing for a washing machine. Stainless steel one and a half bowl sink with mixer tap. Fitted breakfast bar, radiator and double doors opening to the garden. Cupboard housing gas central heating boiler. CO alarm. Four-spot central light fitting and additional central light fitting. Vinyl flooring. Door to

CLOAKROOM/WC With low-level WC and corner pedestal wash hand basin. Radiator. Vinyl flooring. Tiled splashback. Central light fitting. Two sets of coat hooks. Extractor fan.

FIRST FLOOR LANDING Carpet. Central light fitting. Mains smoke alarm. Stairs to second floor. Doors to



BEDROOM 2 13' 7" x 10' 2" (4.14m x 3.1m)
Fully fitted with a range of wardrobes, bedside drawers, desk and matching chair. Radiator. Carpet. Central light fitting (and shade*). Curtain pole* and curtains*. Coat hooks* to door.

BATHROOM Comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC. Fully tiled walls. Central light fitting. Extractor fan. Laminate flooring. Ladder style towel radiator. Toothbrush holder*. Toilet roll holder*.

BEDROOM 3 11' 2" x 13' 1" (3.4m x 3.99m)
Fully fitted with one single and one double wardrobes and six drawers. Carpet. Radiator. Central light fitting.

SECOND FLOOR LANDING Carpet. Central light fitting. Mains smoke alarm. Door to

MASTER BEDROOM 19' 4" x 10' 2" (5.89m x 3.1m)
Carpet. Two radiators. Central light fitting (five spot*). Fitted wardrobe and set of four drawers. Curtain pole* and curtain*. Vertical blinds*. Door to

EN-SUITE Comprising low-level WC, pedestal wash hand basin and shower enclosure with plumbed-in shower. Tiled floor and half tiled walls. Ladder style towel radiator. Mirror*. Toilet brush holder*. Velux window and blind*. Central light fitting.

GARDENS The property stands back from the road behind a small area of lawn. To the rear of the property is a good sized enclosed garden mainly laid to lawn with a patio area.

GARAGE The property benefits from a single garage to the side of the property with roller shutter door. Power connected. Fluorescent strip light. Off-road parking available for one vehicle in front of garage.

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 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: £675.00

Damage Deposit: £675.00

Total: £1350.00

NOTE Heating systems and other services have not been checked.

All measurements are provided for guidance only.

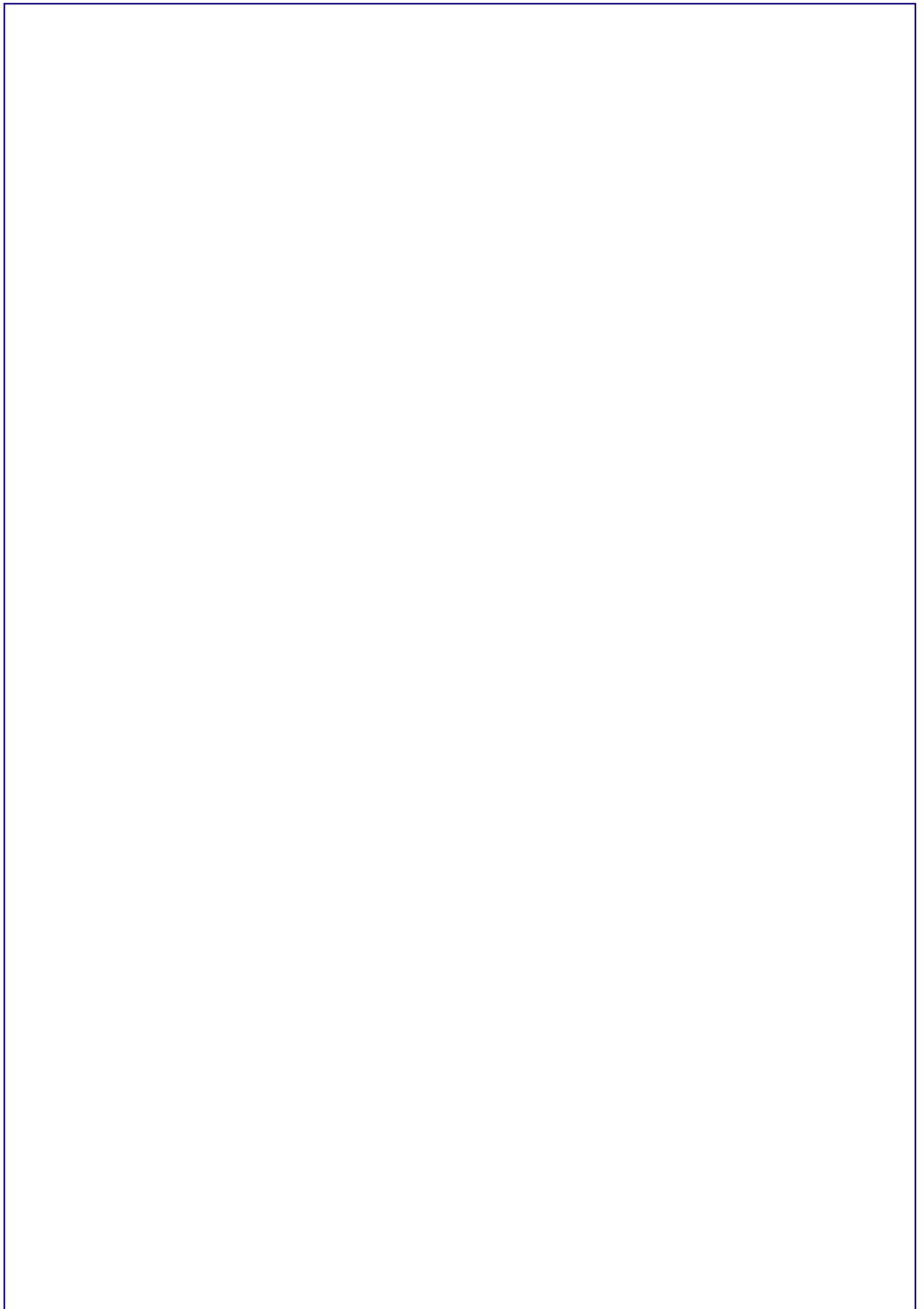
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

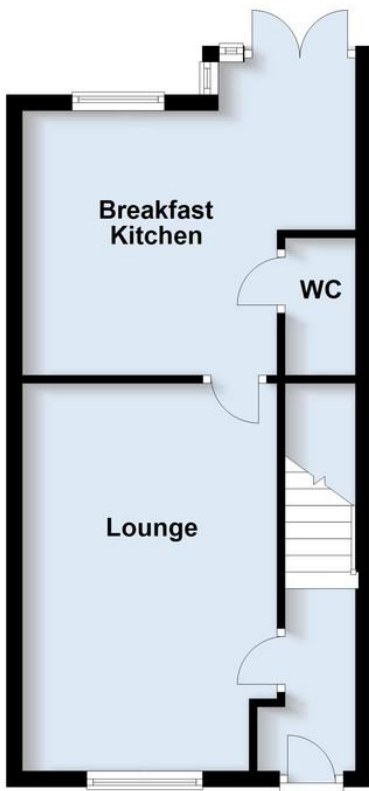
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING Strictly by appointment (01377) 253456 or lettings@ullyotts.co.uk

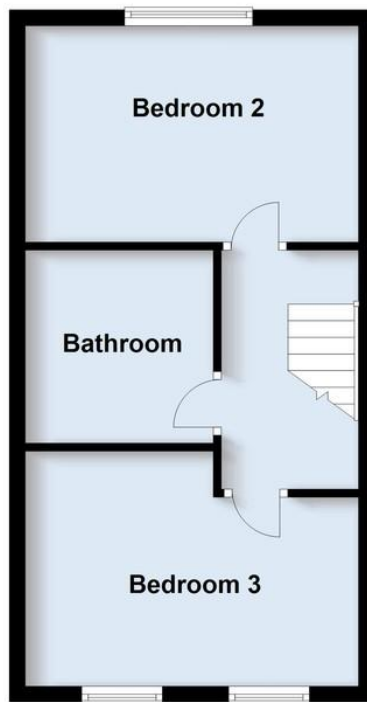
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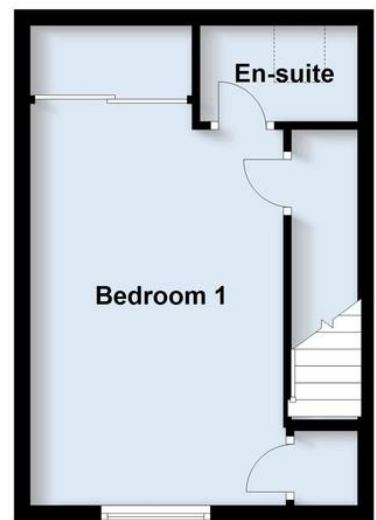
Ground Floor

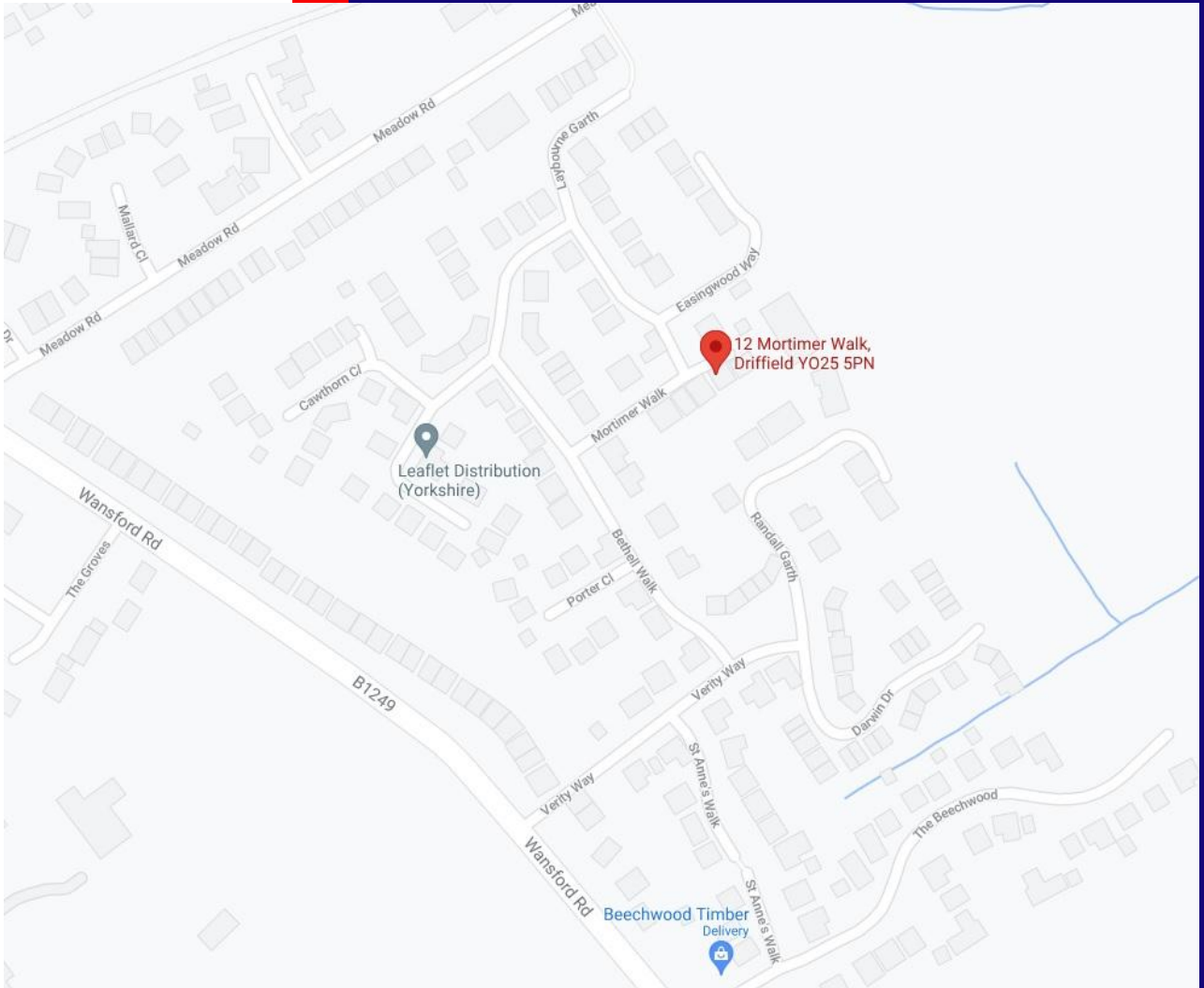


First Floor



Second Floor







64 Middle Street South, Driffield, YO25 6QG

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