



7 Queen Street  
Driffield  
YO25 6QJ

TO LET

£800 pcm

2 Bedroom Semi-Detached Bungalow

# 7 Queen Street

## Driffield

### YO25 6QJ

#### ACCOMMODATION

##### GLAZED SIDE ENTRANCE DOOR

Opening into:

##### HALLWAY

Wood-effect LVT flooring. Mains smoke alarm. 2 x central light fittings. Loft access. Security alarm panel. Underfloor heating. Cupboard housing wall-mounted "Ideal Logic Max" gas combination boiler. CO alarm. Doors to:

##### KITCHEN

10' 5" x 8' 4" (3.18m x 2.56m)

With a range of modern built-in units including base units and wall-mounted cupboards. Three drawer unit. Built-in "Hoover" appliances including electric oven, electric ceramic hob, slimline dishwasher, washer/dryer and fridge/freezer. Built in waste bins. Composite single bowl sink unit with mixer tap. "Hoover" extractor hood. Downlights. Heat detector. Wood-effect LVT flooring. Tiled splashbacks. Underfloor heating.

##### LOUNGE/DINING ROOM

17' 10" x 9' 8" (5.45m x 2.95m)

Wood-effect LVT flooring. Smoke alarm. Two central light fittings. Underfloor heating.

##### BEDROOM ONE

13' 3" x 8' 10" (4.05m x 2.71m)

Wood-effect LVT flooring. Central light fitting. Underfloor heating.

##### BEDROOM TWO/SNUG

9' 6" x 9' 2" (2.90m x 2.80m)

Wood-effect LVT flooring. Central light fitting. Underfloor heating. Sliding patio doors to garden.

##### SHOWER ROOM

7' 0" x 5' 5" (2.14m x 1.67m)

Walk-in shower area with plumbed-in shower and glass screen. Wash hand basin over vanity unit with internal shaver socket. Electric mirror with shaver point. Low-level WC. Extractor fan. Downlights. Ladder style towel radiator. Fully wall tiled. Non-slip resin flooring.

##### GARDEN

Enclosed rear garden incorporating a patio area with gravel beyond. Summerhouse with electricity. Security lighting.

#### PARKING

Adjoining off-road parking for two vehicles and electric charging point.

#### CENTRAL HEATING

The property benefits from gas fired central heating. Underfloor heating throughout with each room individually thermostatically controlled. The boiler also provides domestic hot water.

#### DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

#### ENERGY PERFORMANCE CERTIFICATE

Rating B.

#### COUNCIL TAX BAND

Band B.

#### 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.

#### PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £920.00

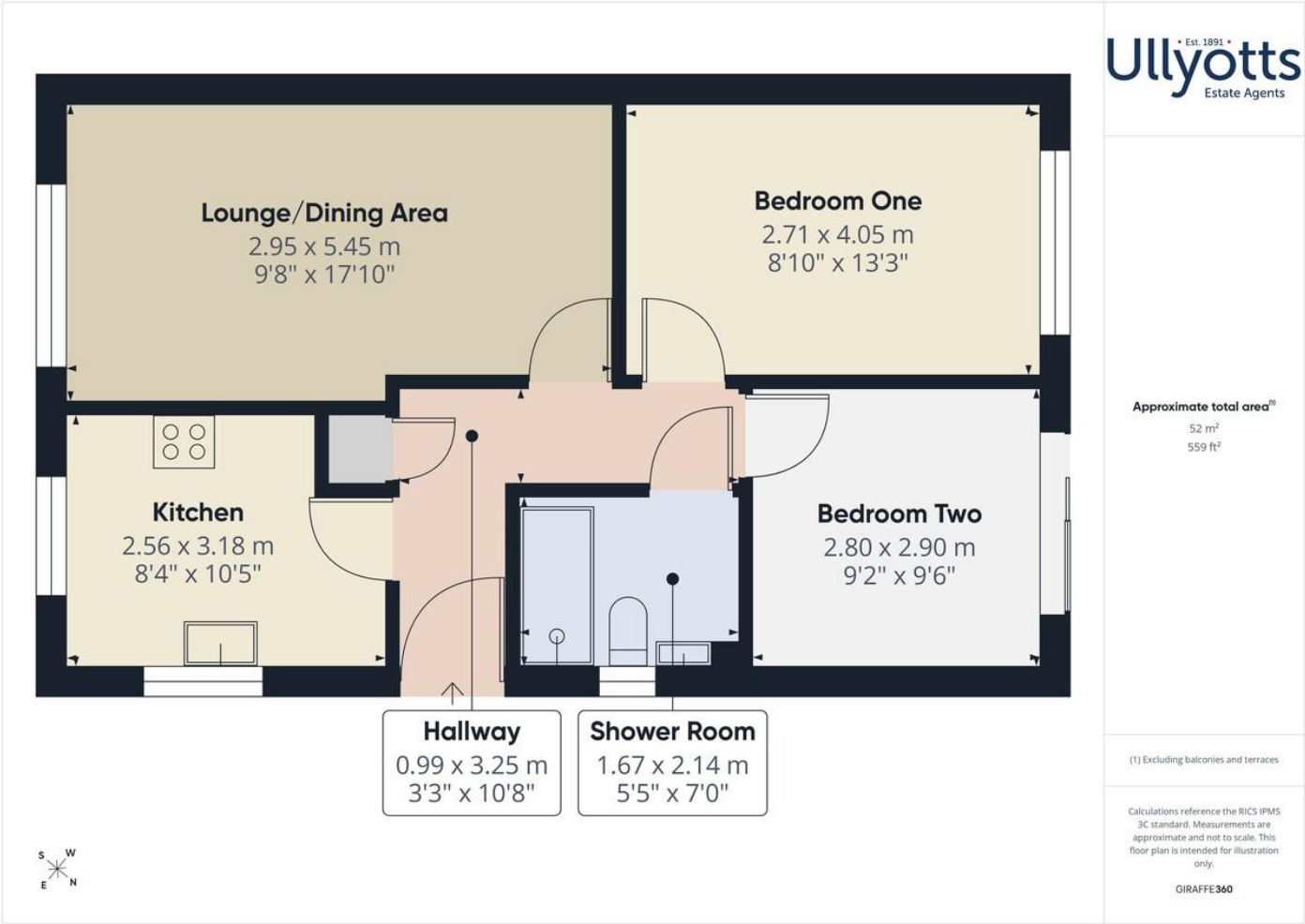
Monthly rent: £800.00

#### 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. Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 52 sq m (560 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.



# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, 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

rightmove 

 RICS

 The Property  
Ombudsman

## Our Services

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