



6 Draw Close  
Driffield  
YO25 5GP

TO LET

£795 pcm

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 6 Draw Close Driffield YO25 5GP

## ACCOMMODATION

### CANOPIED FRONT ENTRANCE DOOR

Composite front entrance door opening into

### ENTRANCE

Laminate flooring. Central light fitting. Radiator. Security alarm panel. Doors to

### CLOAKROOM/WC

White suite comprising low-level WC and pedestal wash hand basin with tiled splashback. Laminate flooring. Central light fitting. Extractor fan. Radiator.

### LOUNGE

16' 4" x 9' 10" (4.98m x 3m)

Laminate flooring. Central light fitting. Radiator. Carpeted staircase to first floor. Mains smoke alarm. Door to

### KITCHEN/DINING AREA

13' 5" x 10' 9" (4.09m x 3.28m)

Range of modern units including base and wall-mounted cupboards. Three-drawer unit. Built-in appliances including "Prima" electric oven, "Indesit" four-ring electric hob with extractor hood, "Prima" washer and "Prima" fridge/freezer. One and a half bowl sink unit with mixer tap. Tiled splashbacks. Downlighters. Heat detector. Laminate flooring. Radiator. Patio doors to rear.

### LANDING

Carpet. Central light fitting. Mains smoke alarm. Door to storage cupboard housing "Ideal Logic Max" combination gas central heating boiler. CO alarm. Doors to

### BEDROOM 1 (REAR)

13' 5" x 10' 9" (4.09m x 3.28m)

Carpet. Central light fitting. Radiator.

### BEDROOM 2 (FRONT)

13' 5" x 9' 2" (4.09m x 2.79m)

Carpet. Central light fitting. Radiator.

### BATHROOM

6' 10" x 6' 6" (2.08m x 1.98m)

White suite comprising P-shaped panelled bath with plumbed-in shower over and glass shower screen. Low-level WC and pedestal wash hand basin. Extractor fan. Ladder style chrome towel radiator. Downlighters. Tiled flooring. Fully wall tiled.

## 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.

## GARDENS

Lawned rear garden with patio area and shed\*. Outside tap. Security lighting at both front and rear doors.

## PARKING

Off-road parking available for two vehicles at the front of the property on tarmac driveway.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

## COUNCIL TAX BAND

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

## PAYMENTS

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

One month's rent: £795.00

Damage Deposit: £915.00

Total: £1710.00

## 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.

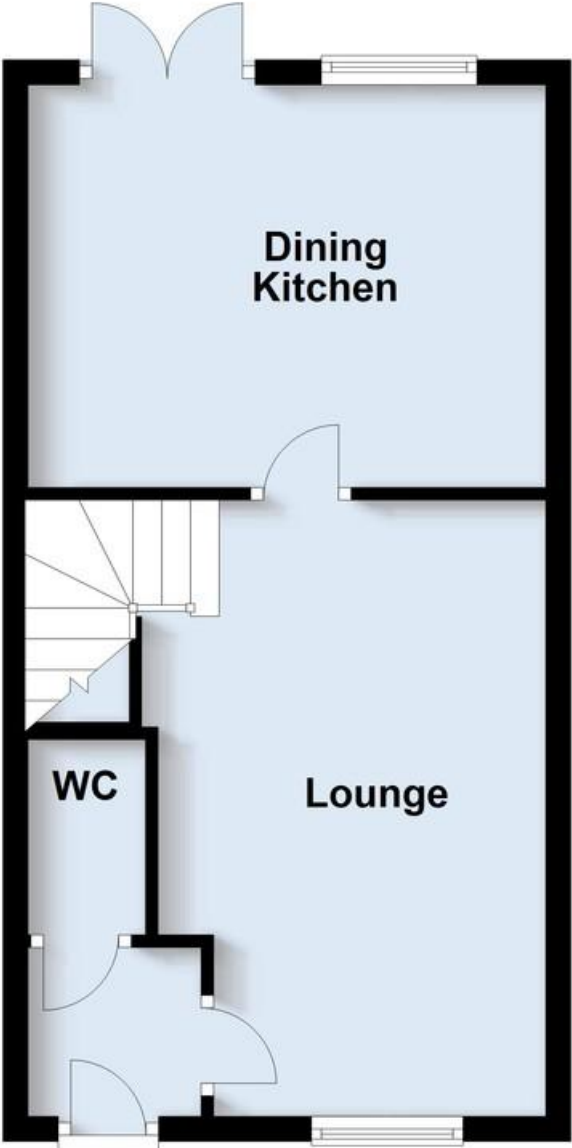
## VIEWING

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 Ulyotts.

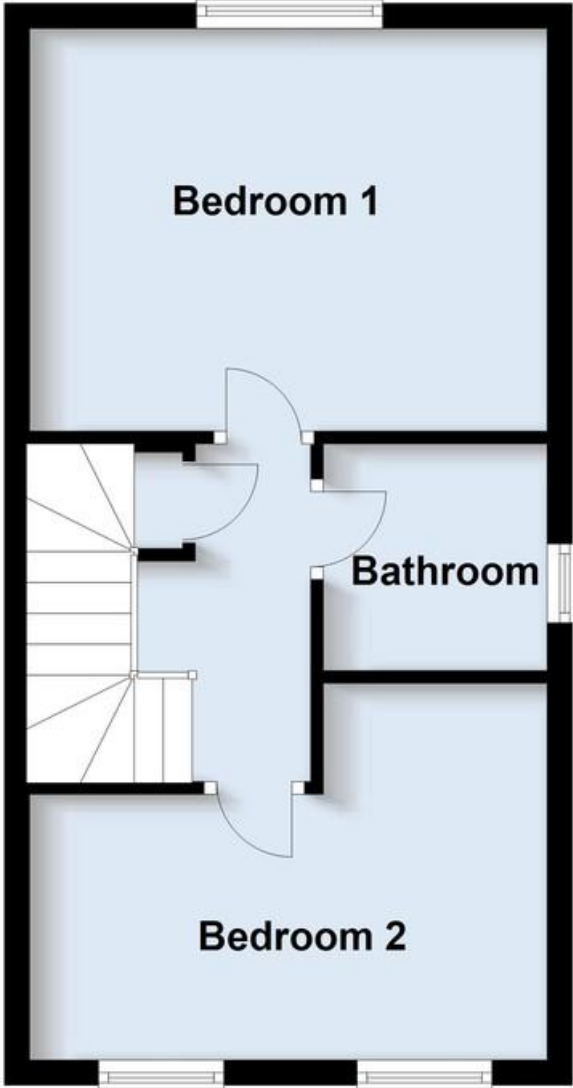
Regulated by RICS

The digitally calculated floor area is 69 sq m (743 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

**Ground Floor**



**First Floor**



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