



52 New Walk
Driffield
YO25 5LE

TO LET

£795 pcm

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

52 New Walk

Driffield

YO25 5LE

CANOPIED FRONT ENTRANCE DOOR

Opening into

ENTRANCE HALL

Black coir matting. Oak effect laminate flooring. Central light fitting. Radiator. Doors to

CLOAKROOM/WC

Oak effect laminate flooring. Low-level WC and pedestal wash hand basin. Tiled splashback. Central light fitting. Extractor fan. Mirror*. Radiator

LOUNGE

16' 9" x 13' 1" (5.11m x 3.99m)

Oak effect laminate flooring. Central light fitting. Electric fire. Mains smoke alarm. Curtain pole* and curtains*. Radiator. Staircase to first floor.

KITCHEN/DINING AREA

13' 2" x 10' 7" (4.01m x 3.23m)

One and one quarter bowl ceramic sink with mixer tap. Built-in "Flavel" electric oven and four-ring hob. Cooker hood. Built-in "Flavel" fridge/freezer. Integrated "Flavel" washing machine. Integrated "Flavel" slimline dishwasher. Tiled splashbacks. Two corner and one single base units. Three drawer base unit. Five single and one corner wall-mounted cupboards. Four downlights and light fitting with shade*. Ceramic floor tiles. Radiator. Two vertical blinds*. French doors to patio and garden.

LANDING

Built-in airing cupboard housing "Ferrolit" gas central heating boiler. Carpet. Central light fitting. Mains smoke alarm. CO alarm. Loft access. Doors to:

BEDROOM ONE (REAR)

13' 2" x 10' 8" (4.01m x 3.25m)

Central light fitting. Carpet. Curtain pole* and curtains*. Radiator.

BEDROOM TWO (FRONT)

13' 2" x 5' 3" [min] 9' 7" [max] (4.01m x 1.6m [min] 2.92m [max])

Central light fitting. Carpet. Two curtain poles* and curtains*. Radiator.

BATHROOM

Panelled bath with plumbed-in shower and shower screen, low-level WC and pedestal wash hand basin. Downlighters. Fully wall tiled. Ceramic floor tiles. Extractor fan. Mirror. Ladder-style radiator.

CENTRAL HEATING

Gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the gas central heating boiler.

DOUBLE GLAZING

Sealed units in uPVC surrounds.

GARDEN

Paved patio. Lawned area. Garden shed*.

PARKING

Block paved parking for two vehicles.

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 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

NOTES

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

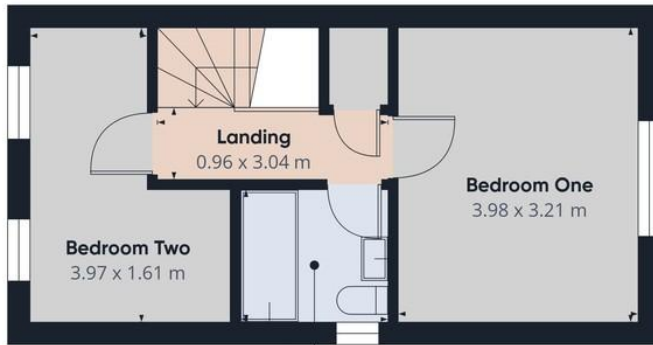
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

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.



Floor 0



Floor 1

Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
60.7 m²

Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Ulllyotts

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

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