



8 Almond Close  
Driffield  
YO25 6SJ  
TO LET  
**£800 pcm**

2 Bedroom Semi-Detached Bungalow

▪ **Ullyotts** ▪

EST 1891

01377 253456



Patio and garden



2



1



1



Off Road  
Parking



Gas Central Heating

## 8 Almond Close, Driffield, YO25 6SJ

Having been carefully reconfigured and refurbished to a high standard, this is a very attractive semi-detached bungalow in a quiet cul-de-sac setting offering attractive accommodation with a modern feel. Indeed, the main focal point of this property is the rear facing open plan living room and kitchen, the kitchen area featuring a wealth of integrated appliances including oven and hob with extractor, fridge, freezer and washing machine.

The shower room has also been refurbished and includes a walk-in shower plus vanity wash hand basin and WC. The two front facing rooms are considered to be bedrooms, however, either could be utilised as an additional reception room, if required.

With a modern finish including 'oak' finished interior doors, recessed ceiling lighting and a landscaped garden, this is an established property in a great location in an 'as new' condition, complete with carpets and floor coverings throughout.

### DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Living Room



Living Room/Kitchen



Kitchen



Living Room/Kitchen

## Accommodation

### SIDE ENTRANCE LOBBY

Leading into:

### HALL

8' 1" x 2' 9" (2.48m x 0.85m)

Featuring oak finished "cottage-style" interior doors and laminate flooring leading off to all rooms. Built-in storage cupboard housing the hot water cylinder.

### LIVING ROOM AND KITCHEN

18' 9" x 15' 7" (5.74m x 4.75m)

Open plan into the kitchen being fitted along two walls with a modern range of kitchen units along with worktops. Integrated electric oven and hob with extractor over, integrated dishwasher, fridge and freezer. Inset sink with single drainer. Contemporary vertical style radiators.

Double French doors leading out to the garden and additional window again onto the garden. Wood effect flooring.

### SHOWER ROOM

6' 4" x 5' 3" (1.95m x 1.61m)

With walk-in shower that has been attractively tiled, vanity wash hand basin and low level WC. Contemporary styled towel radiator.

### BEDROOM 1

14' 9" x 9' 11" (4.52m x 3.03m)

A spacious front facing room with front window. Radiator and carpet.

### BEDROOM 2

10' 2" x 8' 6" (3.10m x 2.60m)

With front facing window. Radiator and carpet.

### OUTSIDE

The property stands back from the road behind an open plan expanse of garden that is predominantly lawned. There is a gravelled parking area to the front and a side path leads to the rear of the property.

Immediately to the rear of the property is a Yorkstone patio and this gives way to an expanse of lawn.

### CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

Sealed unit double glazing throughout.



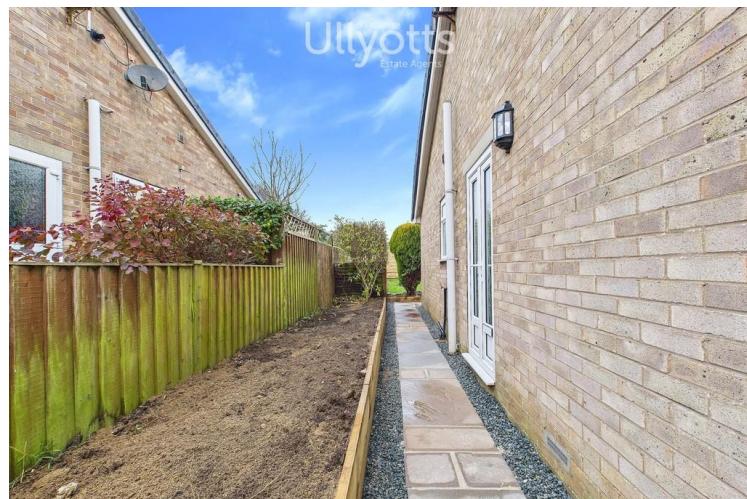
Shower Room



Bedroom 1



Bedroom 2



Side of bungalow

## SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

## COUNCIL TAX

East Riding of Yorkshire council tax band B.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

## PAYMENTS

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

One month's rent: £800.00

Damage Deposit: £920.00

Total: £1720.00

## 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.

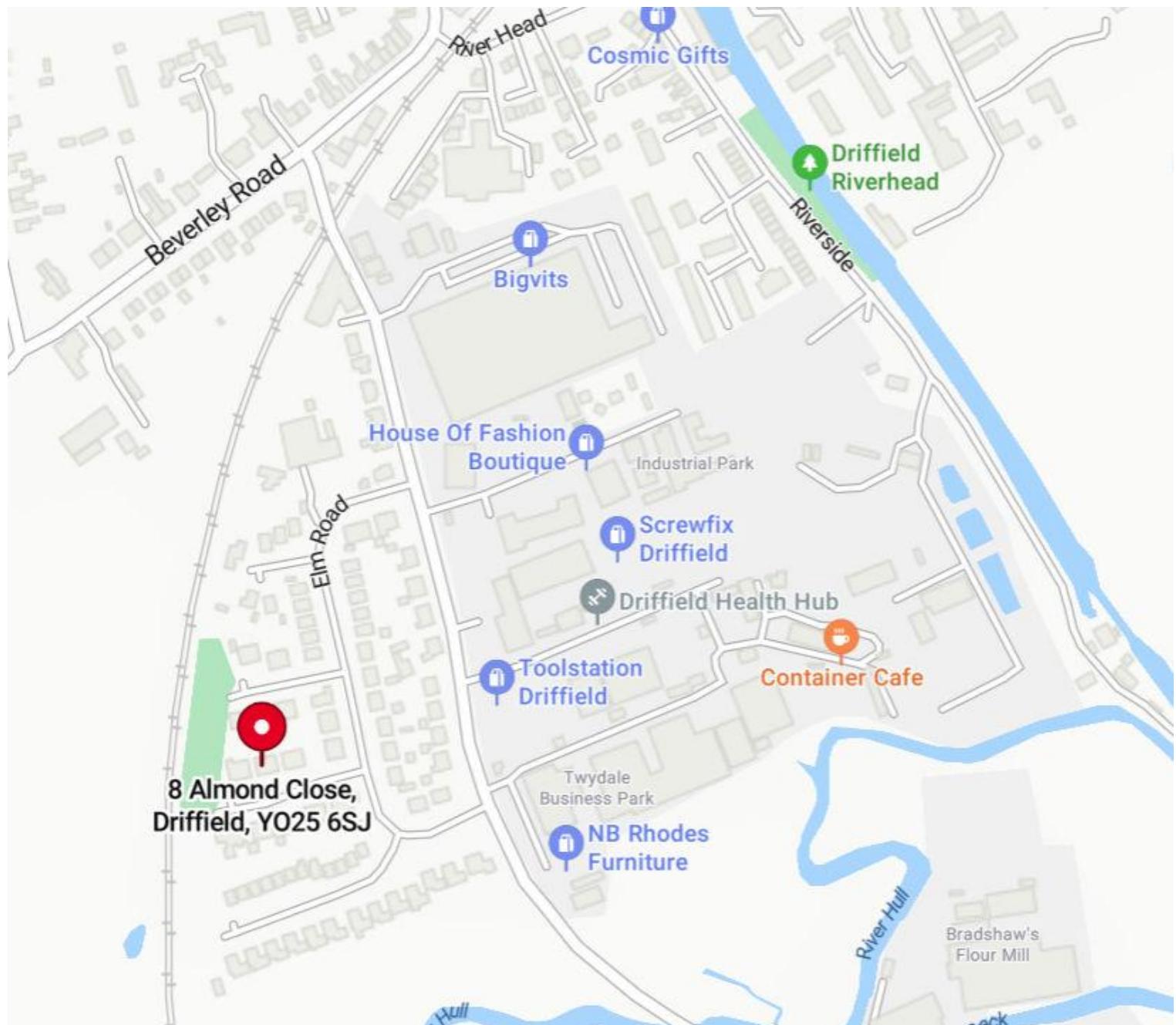
Floor plans are for illustrative purposes only.

\* 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.

Regulated by RICS



The digitally calculated floor area is 53 sq m (573 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.





# ■ Ulliyotts ■

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## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
[sales@ulliyotts.co.uk](mailto:sales@ulliyotts.co.uk)



[www.ulliyotts.co.uk](http://www.ulliyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
[sales@ulliyottsbrid.co.uk](mailto:sales@ulliyottsbrid.co.uk)



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