



4 Park Court
Driffield
YO25 6ST

TO LET

£725 pcm

3 Bedroom End Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456

4 Park Court

Driffield

YO25 6ST

GLAZED FRONT ENTRANCE DOOR

Opening into

ENTRANCE

With straight flight staircase leading off to the first floor. Carpet. Central light fitting and shade*. Radiator. Door to

LOUNGE

15' 10" x 12' 6" (4.84m x 3.82m)

Carpet. Built-in understairs storage cupboard. Central light fitting and shade*. Vertical blind*. Curtain pole* and curtains*. Smoke alarm. Radiator.

KITCHEN

15' 10" x 9' 10" (4.85m x 3.00m)

Fitted kitchen with extensive range of units including base and wall mounted cupboards. Four drawer unit. Integrated appliances including "Zanussi" electric oven, four ring gas hob with extractor fan over and slim line dishwasher. One and a half bowl porcelain sink with swan neck mixer tap. Two light fittings each with four spotlights. Vertical blind*. Vinyl flooring. Radiator. Cupboard housing "Ideal Logic" gas combination boiler. CO alarm. Glazed uPVC door to garden.

LANDING

Carpet. Central light fitting and shade*. Loft access. Smoke alarm. Doors to

BEDROOM 1 (FRONT)

13' 8" x 9' 8" (4.17m x 2.95m)

Central light fitting. Curtain pole*. Curtains*. Carpet. Radiator.

BEDROOM 2 (REAR)

9' 8" x 9' 10" (2.95m x 3.00m)

Central light fitting and shade*. Curtain pole*. Curtains*. Roller blind*. Carpet. Built-in storage cupboard. Radiator.

BEDROOM 3 (FRONT)

7' 1" x 5' 11" (2.17m x 1.82m)

Central light fitting and shade*. Roller blind*. Carpet. Radiator.

BATHROOM

White suite comprising 'P' shaped bath with shower over and curved glass shower screen, vanity wash hand basin and low-level WC. Mirror with side lighting. Grey towel radiator. Vinyl flooring. Wall tiling to shower area and half-height elsewhere.

GARDENS

Standing back from the road behind a forecourt style garden. To the rear is an enclosed area of garden which is laid to lawn. Indian stone patio.

GARAGE

The property benefits from a single garage, which is adjacent to the house.

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

PAYMENTS

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

One month's rent: £725.00

Damage Deposit: £835.00

Total: £1560.00

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.

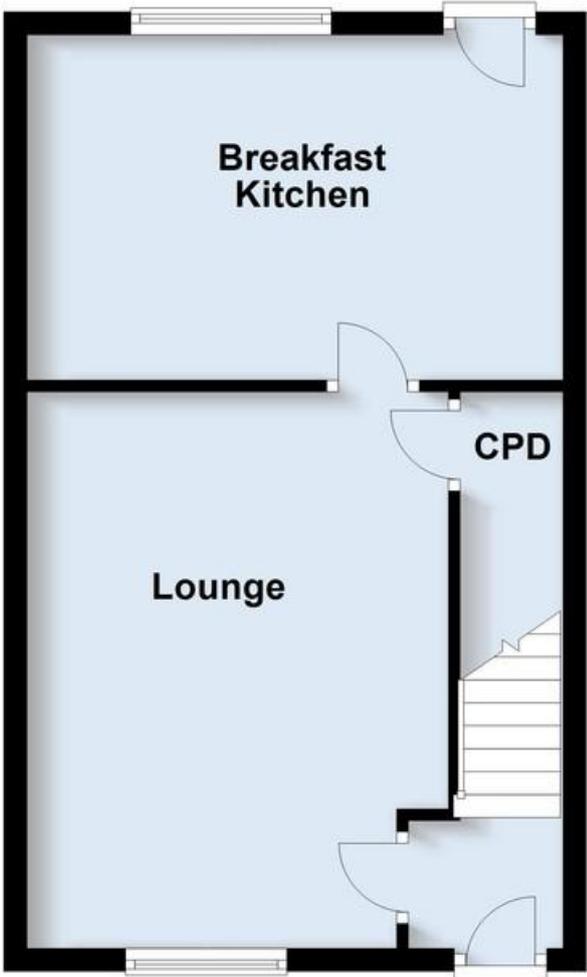
VIEWING

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

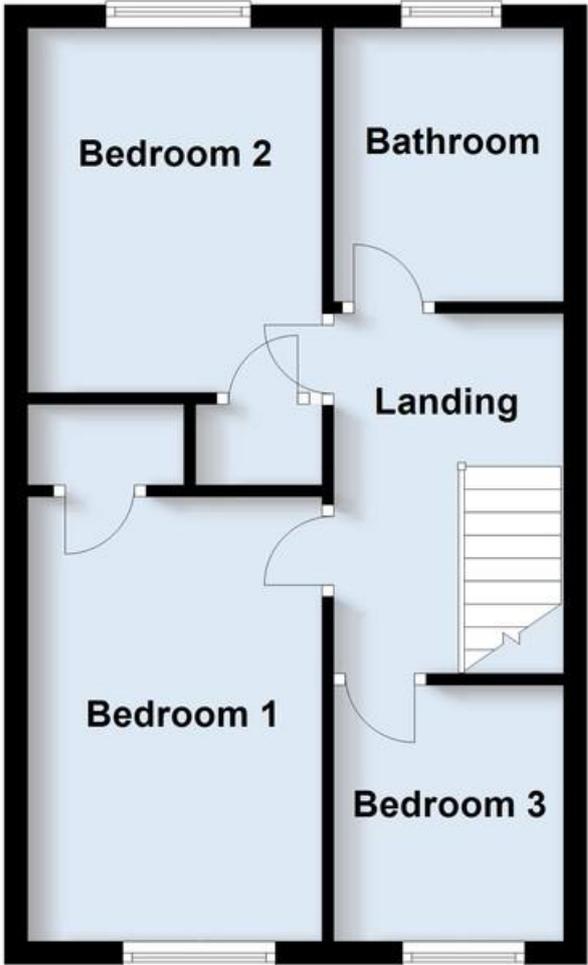
Regulated by RICS

The digitally calculated floor area is 78 sq m (840 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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