



68 Eastgate North  
Driffield

YO25 6DY

TO LET

**£895 pcm**

4 Bedroom Mid Terraced House

■ **Ulliyotts** ■  
EST 1891

01377 253456

# 68 Eastgate North

## Driffield

### YO25 6DY

#### ENTRANCE HALL

Central light fitting. Mains smoke alarm. Tiled flooring.  
Carpeted staircase to first floor. Underfloor heating. Doors to

#### CLOAKROOM/WC

Low-level WC. Pedestal wash hand corner basin with tiled splash back. Central light fitting. Tiled flooring. Underfloor heating.

#### LOUNGE

14' 0" x 12' 11" (4.27m x 3.94m)  
Wall-mounted contemporary electric fire. Central light fitting. Laminate flooring. Central light fitting (3-spot\*). Patio doors to courtyard garden. Curtain pole\*. Underfloor heating. Understairs storage cupboard.

#### KITCHEN/DINER

13' 0" x 7' 4" (3.96m x 2.24m)  
Range of built-in cream coloured units including base and wall-mounted cupboards. Three drawer unit. Stainless steel sink with mixer tap. Built-in appliances including electric oven and four ring gas hob with extractor hood above. Built-in dishwasher and fridge/freezer. Space and plumbing for washing machine. Tiled splashbacks. Six downlighters. Tiled flooring. Underfloor heating.

#### FIRST FLOOR LANDING

Mains smoke alarm. Central light fitting. Carpet. Radiator.  
Staircase to second floor landing. Doors to

#### BEDROOM 1 (REAR)

13' 9" x 11' 0 (max)" (4.19m x 3.35m)  
Carpet. Central light fitting. Radiator.

#### BEDROOM 2 (FRONT)

12' 9" x 10' 7" (3.89m x 3.23m)  
Carpet. Built-in wardrobe. Central light fitting. Radiator.

#### BATHROOM

White suite comprising low-level WC. Pedestal wash hand basin. P-shaped panelled bath with "Mira" shower over. Glass shower screen. Ladder style towel radiator. Mirrored cupboard\*. Vinyl flooring. Downlighters. Fully wall tiled over bath and half-height elsewhere. Extractor fan.

#### SECOND FLOOR LANDING

Loft access. Mains smoke alarm. Carpet. Central light fitting. Radiator

#### BEDROOM 3 (REAR)

13' 10" x 8' 8" (4.22m x 2.64m)  
Carpet. Built-in cupboard housing hot water tank and "Remeha" gas central heating boiler. Central light fitting. CO alarm. Radiator.

#### BEDROOM 4 (FRONT)

15' 0" x 10' 6" (4.57m x 3.2m)  
Built-in wardrobe. Carpet. Central light fitting. Radiator.

#### SHOWER ROOM

With walk-in shower cubicle with "Mira" shower. Fully wall tiled around shower area and half height elsewhere. Downlighters. Ladder style towel radiator. Low-level WC and pedestal wash hand basin. Vinyl flooring. Mirrored cupboard\*. Central light fitting and Downlighters. Extractor fan.

#### DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

#### CENTRAL HEATING

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

#### GARDEN

Courtyard patio garden to the rear. Small shed\*.

#### PARKING

Two allocated parking spaces to the rear of the property.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated C.

#### 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: £895.00

Damage Deposit: £1030.00

Total: £1925.00

#### 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.

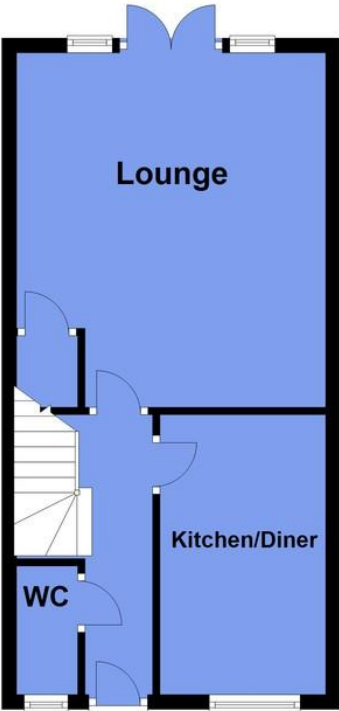
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

#### VIEWING

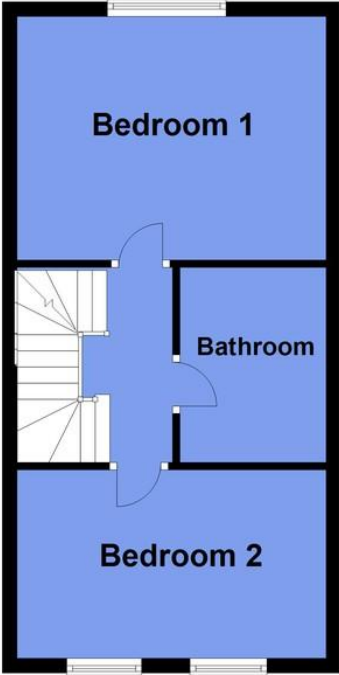
Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application. Regulated by RICS

The digitally calculated floor area is ().  
This area may differ from the floor area on the Energy Performance Certificate.

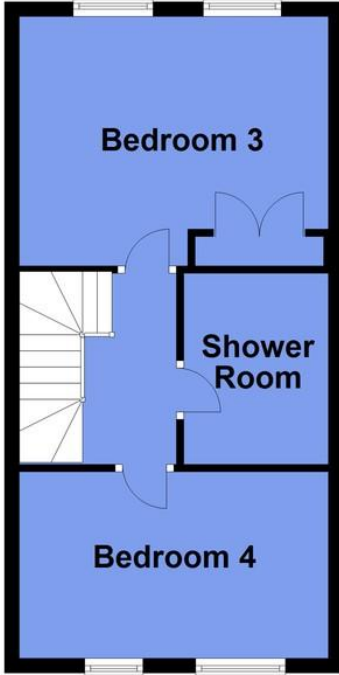
**Ground Floor**



**First Floor**



**Second Floor**



# Ulllyotts

EST 1891



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