



8 Queen Street
Driffield
YO25 6QJ

TO LET

£800 pcm

2 Bedroom Semi-Detached Bungalow

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GLAZED SIDE ENTRANCE DOOR

Opening into:

HALLWAY

Wood-effect LVT flooring. Mains smoke alarm. 2 x central light fittings. Loft access. Security alarm panel. Underfloor heating. Cupboard housing wall-mounted "Ideal Logic Max" gas combination boiler. CO alarm. Doors to:

KITCHEN

10' 4" x 8' 5" (3.17m x 2.57m)
With a range of modern built-in units including base units and wall-mounted cupboards. Three drawer unit. Integrated "Hoover" appliances including electric oven, electric ceramic hob, slim line dishwasher, washing machine and fridge/freezer. Composite single bowl sink unit with mixer tap. "Hoover" extractor hood. Downlights. Two venetian blinds*. Heat detector. Wood-effect LVT flooring. Tiled splashbacks. Underfloor heating.

LOUNGE/DINING ROOM

18' 1" x 9' 8" (5.52m x 2.96m)
Wood-effect LVT flooring. 2 x central light fittings. Venetian blind*. Underfloor heating.

BEDROOM ONE

13' 2" x 8' 9" (4.03m x 2.69m)
Wood-effect LVT flooring. Central light fitting. Underfloor heating.

BEDROOM TWO/SNUG

9' 6" x 9' 4" (2.90m x 2.85m)
Wood-effect LVT flooring. Central light fitting. Underfloor heating. Sliding patio doors to garden.

SHOWER ROOM

6' 11" x 5' 5" (2.12m x 1.66m)
Walk-in shower area with plumbed-in shower and glass screen. Wash hand basin over vanity unit with internal shaver socket. Electric mirror with shaver point. Low-level WC. Extractor fan. Downlights. Ladder style towel radiator. Fully wall tiled. Non-slip resin flooring.

GARDEN

Enclosed rear garden incorporating a patio area with gravel beyond. Summerhouse. Security lighting.

PARKING

Adjoining off-road parking for two vehicles.

CENTRAL HEATING

The property benefits from gas fired central heating. Underfloor heating throughout with each room individually thermostatically controlled. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

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.

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.

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

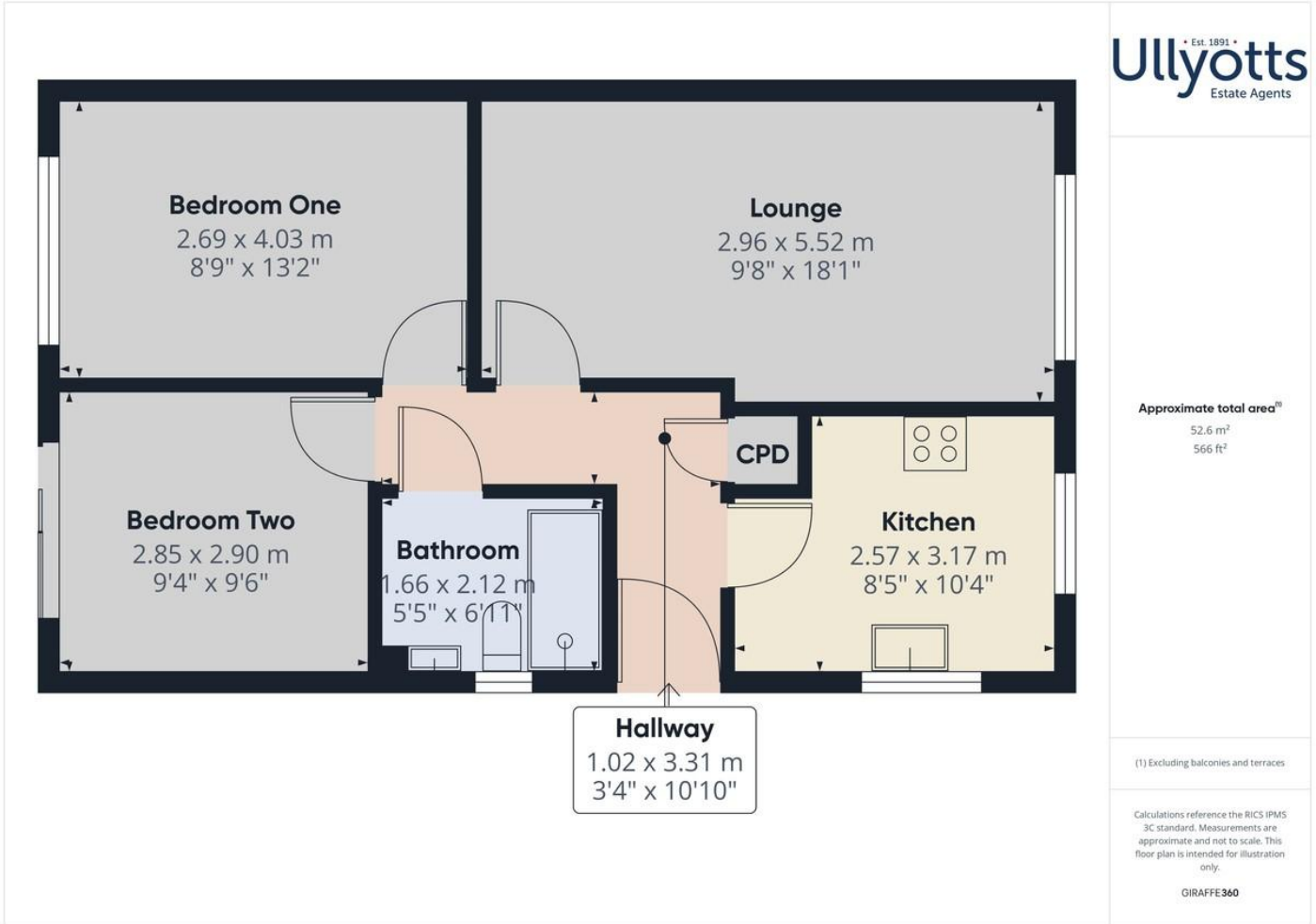
Total: £1720.00

VIEWING

Please visit our website 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 53 sq m (566 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



■ Ulllyotts ■

EST 1891



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