



21 Northfield Walk
Driffield
YO25 5XT

TO LET

£725 pcm

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

21 Northfield Walk

Driffield

YO25 5XT

UPVC FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

4' 0" x 5' 4" (1.23m x 1.64m)

Carpet. Central light fitting. Telephone point. Door to:

LOUNGE

17' 5" x 12' 6" (5.31m x 3.83m)

Carpet. Central light fitting. Curtain pole. TV point. Understairs cupboard. Walkway with fitted storage cupboard and radiator. Smoke alarm. Radiator. Leading to:

KITCHEN

12' 5" x 6' 6" (3.80m x 2.00m)

Stainless steel sink unit. Two double and a one single base units. One three-drawer base unit. One double and one single wall-mounted cupboard. Built-in "Cata" electric oven with "Cata" gas hob. Plumbing for automatic washing machine. Tiled splashbacks. Wall-mounted "Ideal Classic" gas central heating boiler. Vinyl tiled flooring. Four-spotlight on track. Half glazed door to rear garden. CO alarm.

LANDING

6' 0" x 2' 7" (1.83m x 0.80m)

Carpet. Loft access. Central light fitting. Smoke alarm. Doors to:

BEDROOM ONE

12' 7" x 8' 5" (3.84m x 2.57m)

Carpet. Central light fitting. Curtain pole. TV point. Radiator.

BEDROOM TWO

12' 5" x 6' 9" (3.80m x 2.08m)

Carpet. Central light fitting. Curtain pole. TV point. Radiator. Over stairs airing cupboard housing hot water cylinder and immersion heater.

BATHROOM & WC

9' 5" x 4' 9" (2.89m x 1.46m)

With white suite comprising panelled bath with "Mira Advance" shower over and shower curtain, pedestal wash hand basin and low level WC. Vinyl flooring. Central light fitting with glass shade. Built-in cupboard. Tiling around bath. Radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARAGE

There is no garage. Parking is available on gravelled driveway.

GARDENS

Gravelled front garden. The rear garden has a patio and gravelled area. Outside light to rear. Blue and green bins.

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 D.

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: £725.00

Damage Deposit: £835.00

Total: £1560.00

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.

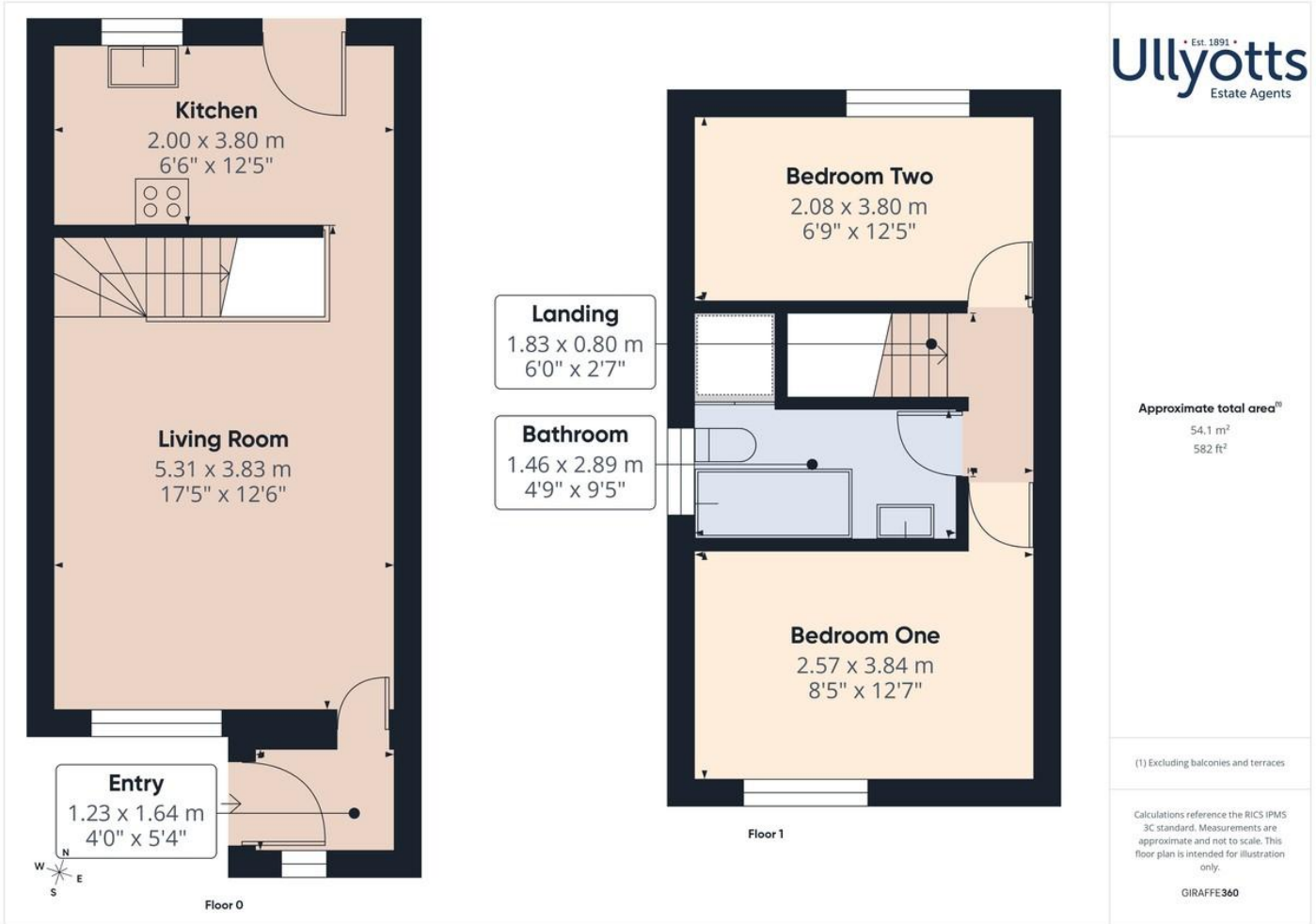
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

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

Regulated by RICS

The digitally calculated floor area is 54 sq m (582 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



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