



3 Boynton Garth  
Driffield

YO25 6UX

TO LET

£775 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 3 Boynton Garth

## Driffield

### YO25 6UX

#### ENTRANCE HALL

With staircase leading off featuring spindled balustrade. Radiator. Central light fitting. Smoke alarm. Carpet.

#### KITCHEN

6' 3" x 10' 5" (1.92m x 3.2m)  
Modern range of kitchen units including base, drawer and wall cupboards finished with beech effect doors and tiled splashback and one and a half bowl stainless steel sink. Integrated appliances include Neff oven and grill, four-ring Neff gas hob and pull out extractor. Space and plumbing for automatic washing machine plus space and provision for a fridge freezer. Inset sink with single drainer and mixer tap. Housing the Worcester gas boiler. Strip light. Vinyl flooring and Radiator.

#### CLOAKROOM/WC

With suite comprising low level WC and corner wash basin with tiled splashbacks. Mirror\*. Toilet roll holder\*. Towel rail\*. Vertical blind\*. Vinyl flooring and Radiator.

#### LOUNGE

12' 7" x 13' 7" (3.84m x 4.15m)  
Rear facing lounge with French doors leading onto the rear patio style garden. Built-in under stairs storage cupboard. Curtain pole\*. 2 sets of vertical blinds\*. Central light fitting with 5 glass shades\*. Carpet. Radiator.

#### LANDING

With central light fitting and radiator. Carpet. Access into the loft.

#### BEDROOM 1 (Rear)

8' 8" x 11' 9" (2.65m x 3.6m)  
Built-in wardrobes with sliding mirrored doors. Two curtain poles\*. Central light fitting. Two Radiators.

#### BEDROOM 2 (Front)

13' 7" x 7' 6" (4.16m x 2.3m)  
Built-in storage cupboard. Two curtain poles\*. Central light fitting. Two Radiators.

#### BATHROOM

With white suite comprising shower enclosure with plumbed in Mira mixer shower, low-level WC and pedestal wash basin. Part tiling to one wall with full tiling around the shower. Extractor fan. Shaver point. Mirror\* and shelf\*. Towel ring\*. Two towel rails\*. Toilet roll holder\*. Storage unit\*. Central light fitting. Vinyl flooring. Vertical blind\*. Radiator.

#### GARDENS

Standing on a corner plot and offering gardens to the front and side. To the rear of the property is an enclosed patio and gravel style garden which features brick and fenced boundaries.

#### GARAGE

There is a single garage and also a car park space.

#### 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 B.

#### 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: £775.00  
Damage Deposit: £890.00  
Total: £1665.00

#### 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.

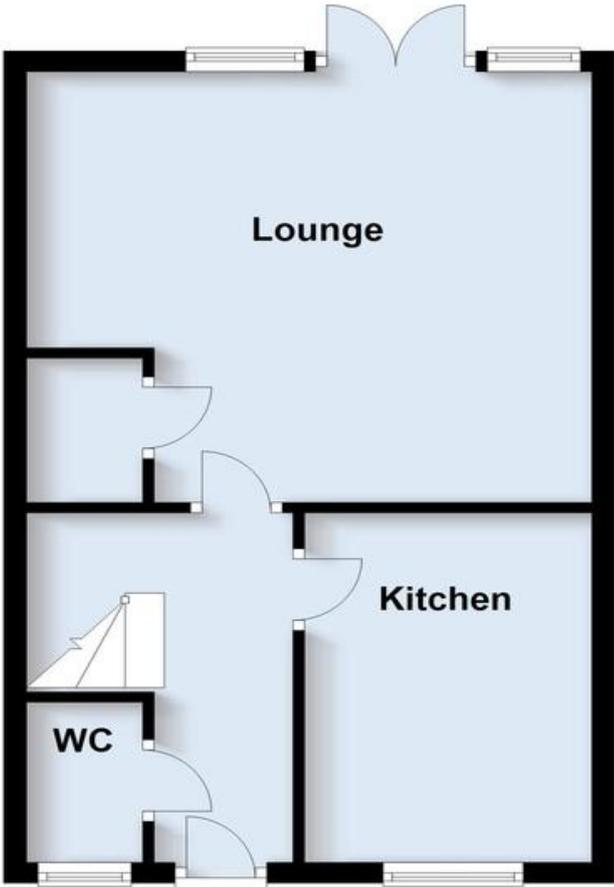
#### VIEWING

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

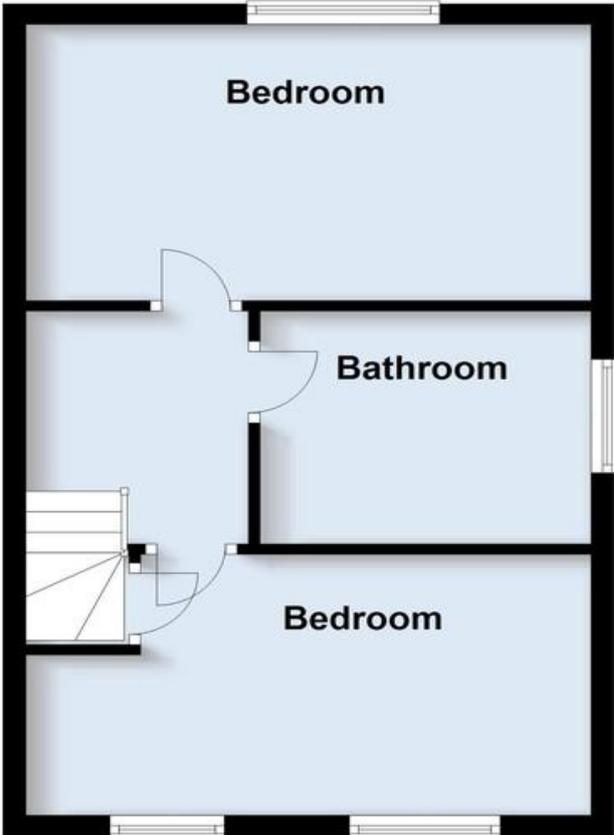
Regulated by RICS

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

**Ground Floor**



**First Floor**



# Ulllyotts

EST 1891



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