



92 New Walk  
Driffield  
YO25 5LJ

TO LET

£795 pcm

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 92 New Walk

## Driffield

### YO25 5LJ

#### UPVC ENTRANCE DOOR

Opening into:

#### ENTRANCE HALL

Laminate flooring. Central light fitting. Radiator.

#### CLOAKROOM / WC

Low level WC and wash hand basin. Central light fitting. Extractor fan. Laminate flooring. Radiator.

#### LOUNGE

16' 7" x 9' 10" (5.08m x 3.00m)

Quarter-turn staircase to first floor. Central light fitting. Laminate flooring. Smoke alarm. Radiator. Door to:

#### DINING KITCHEN

13' 5" x 10' 5" (4.09m x 3.18m)

With a range of base units, drawers and wall mounted cupboards. Quartz one and a half bowl sink. Integrated appliances to include washing machine, electric oven and full height Fridge Freezer. Electric hob with cooker hood over. Downlights. Heat detector. Laminate Flooring. Radiator. Patio doors leading to the garden.

#### LANDING

Carpet. Central light fitting. Smoke alarm. Cupboard housing "Ideal Logic C24" combi boiler and CO alarm.

#### BEDROOM ONE

13' 5" x 10' 5" (4.09m x 3.18m)

Carpet. Central light fitting. Radiator.

#### BEDROOM TWO

13' 5" x 9' 1" (4.09m x 2.79m)

Carpet. Central light fitting. Radiator.

#### BATHROOM

With white suite comprising panelled bath with shower over, shower screen, pedestal wash hand basin and low level WC. Downlights. Fully tiled around bath and half tiled elsewhere. Tiled flooring. Extractor fan. Chrome ladder towel rail.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

#### DOMESTIC HOT WATER

Provided by the energy saving gas boiler.

#### DOUBLE GLAZING

Sealed units in uPVC surrounds.

#### GARDEN

Turfed garden to the rear. Outside tap.

#### PARKING

Off-road parking.

#### 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 band B.

#### PAYMENTS

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

One month's rent: £795.00

Damage Deposit: £915.00

Total: £1710.00

#### 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.

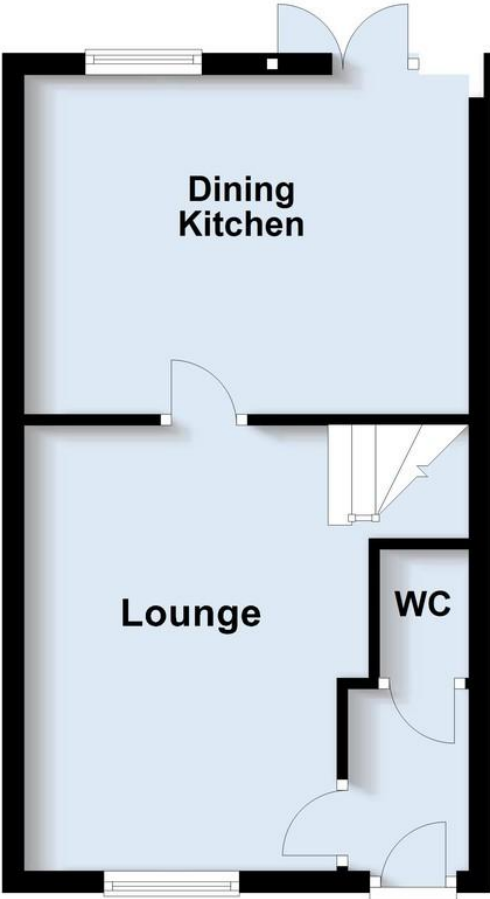
#### VIEWING

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

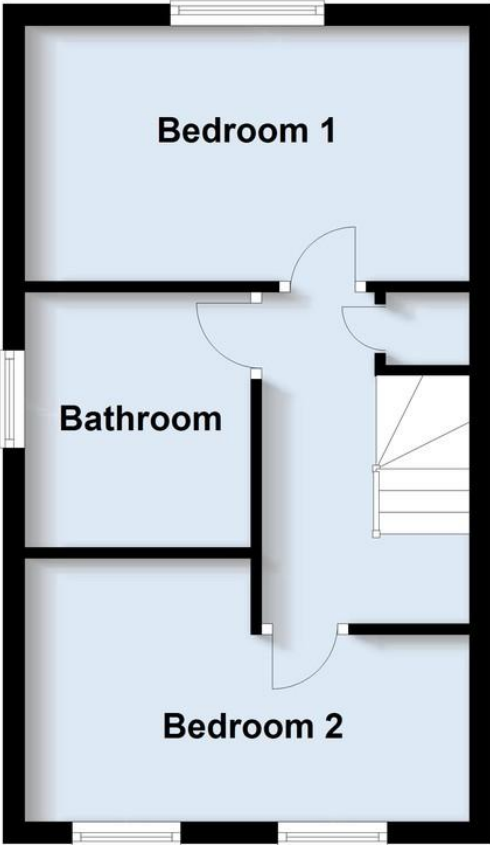
Regulated by RICS

The digitally calculated floor area is 69 sq m (743 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

**Ground Floor**



**First Floor**



# ■ Ulllyotts ■

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## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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