

20 Riverhead Mill
Driffield
YO25 6NN

TO LET

£490 pcm

1 Bedroom Third Floor Flat

Ullyotts
EST 1891

01377 253456

20 Riverhead Mill
Driffield
YO25 6NN

ACCOMMODATION

COMMUNAL ENTRANCE DOOR
Opening into communal hallway with stairs only to upper floors.

FRONT ENTRANCE DOOR
Opening into

HALLWAY
Carpet. Central light fitting. Telephone audio entry system. Smoke alarm. Storage cupboard housing hot water boiler. Doors to

LIVING ROOM
14' 7" x 11' 4" (4.44m x 3.45m)
Carpet. Central light fitting. Log effect wall-mounted electric fire. Two venetian blinds*. Electric panel heater. With opening into

KITCHEN
13' 2" x 5' 10" (4.01m x 1.78m)
Stainless steel sink with mixer tap. Two venetian blinds*. Central light fitting. Range of built in base units. 4 drawer unit. Double wall-mounted unit. Plumbing for washer. Vinyl flooring.

BEDROOM
10' 5" x 7' 5" (3.18m x 2.26m)
Carpet. Central light fitting. Two venetian blinds*. Electric panel heater.

BATHROOM
7' 5" x 4' 5" (2.26m x 1.35m)
White suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled splashbacks and wall tiling around bath. Extractor fan. Vinyl flooring. Central light fitting. Wall-mounted heater.

CENTRAL HEATING
Newly installed digital electric panel heaters. Log effect wall-mounted electric fire in Living Room.

DOMESTIC HOT WATER
Provided by the electric boiler.

DOUBLE GLAZING
Single glazed windows in timber frames.

PARKING
Off-road parking available for permit holders only.

COUNCIL TAX BAND
Band A.

ENERGY PERFORMANCE CERTIFICATE
Rating D.

SERVICES
Mains water, drainage, electric, 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 Damage Deposit of £565.00

Monthly rent: £490.00

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.

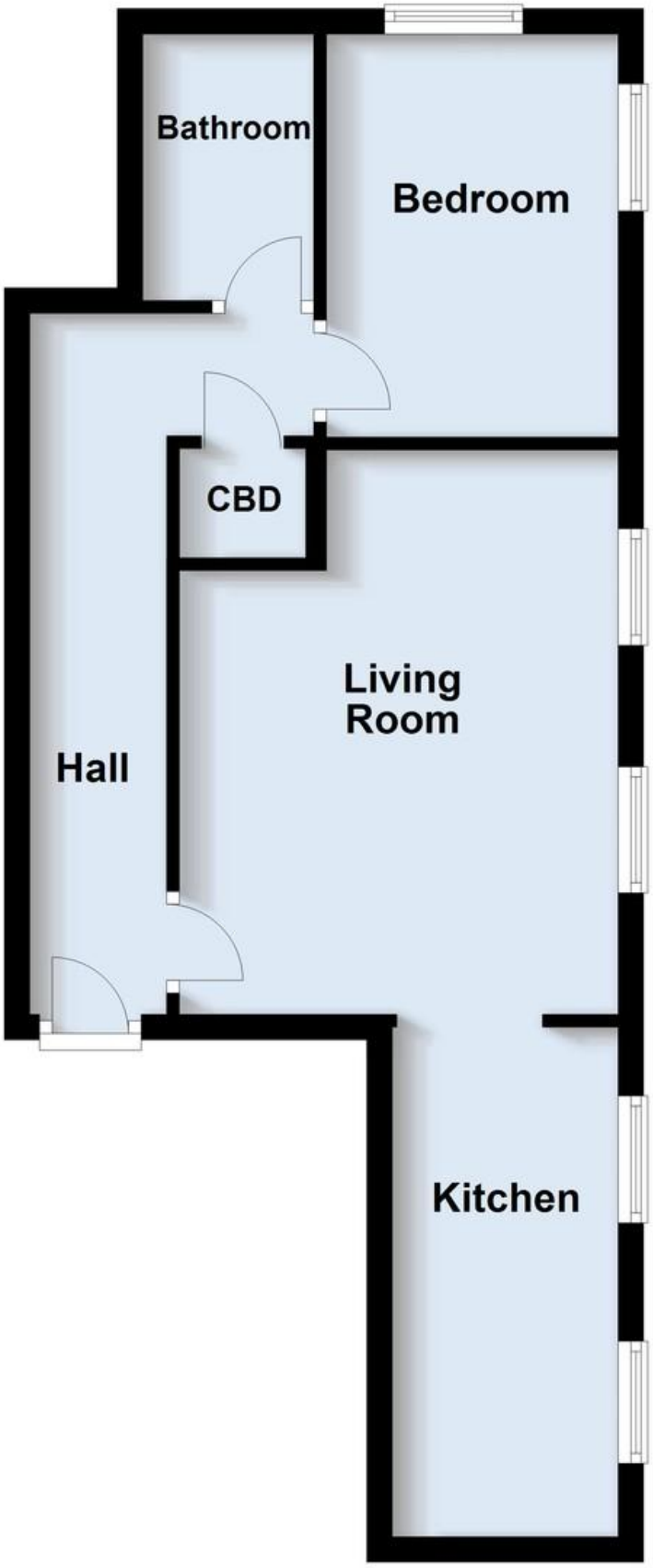
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

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

Regulated by RICS

The digitally calculated floor area is 4 sq m (42 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Second Floor



Ullyotts

EST 1891





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