



14 Priestgate
Driffield
YO25 4LR

TO LET

£650 pcm

2 Bedroom End Terraced House

■ Ulllyotts ■
EST 1891

01377 253456

14 Priestgate

Driffield

YO25 4LR

ACCOMMODATION

FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

Vinyl flooring. Radiator. Central light fitting and shade*. Straight flight staircase to first floor. Door to:

LOUNGE / DINING ROOM

27' 1" x 10' 3" (8.28m x 3.13m) [into alcoves]
Carpet. Two central light fittings. Vertical blind* and curtain pole*. Open fire with tiled surround and hearth. Large under stairs cupboard housing gas central heating boiler. CO alarm x2. Smoke alarm. Two radiators. Door to:

KITCHEN

13' 4" x 7' 11" (4.07m x 2.43m)
Range of built-in units including base units and wall-mounted cupboards. Stainless steel sink unit and drainer with mixer tap. Built-in electric oven and four-ring gas hob and extractor hood above. Plumbing for washing machine and space for freestanding fridge/freezer. 3-spot light fitting and a 4-spot light fitting. Velux window. CO alarm. Vinyl flooring. Radiator. Door to rear.

LANDING

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

BEDROM 1 (FRONT)

14' 2" x 13' 9" (4.32m x 4.20m)
Carpet. Central light fitting. Curtain pole*. Built-in wardrobes. Cast iron fireplace (decorative only). Radiator.

BEDROOM 2 (REAR)

12' 7" x 8' 5" (3.86m x 2.59m) [into alcoves]
Carpet. Central light fitting. Curtain pole*. Radiator.

BATHROOM

7' 0" x 7' 0" (2.15m x 2.14m)
White suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Shower curtain rail. Vinyl flooring. Extractor fan. Wall light. Radiator.

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.

PARKING

On street parking.

GARDENS

The property benefits from a private enclosed gravelled courtyard to the rear.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

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 Damage Deposit of £750.00

Monthly rent: £650.00

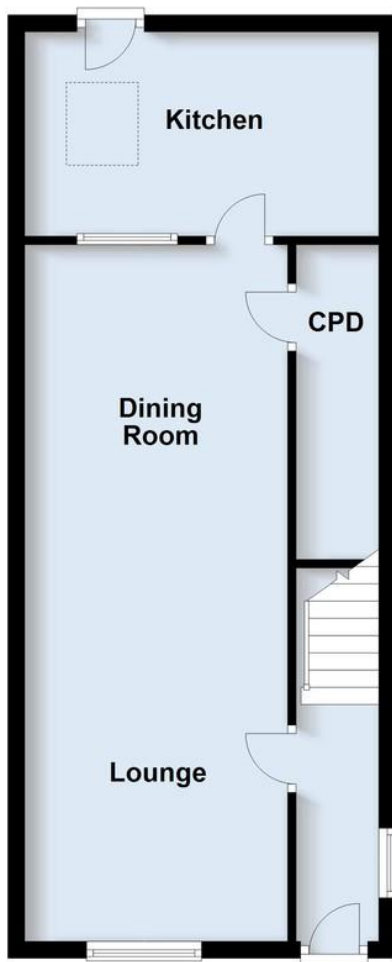
VIEWING

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

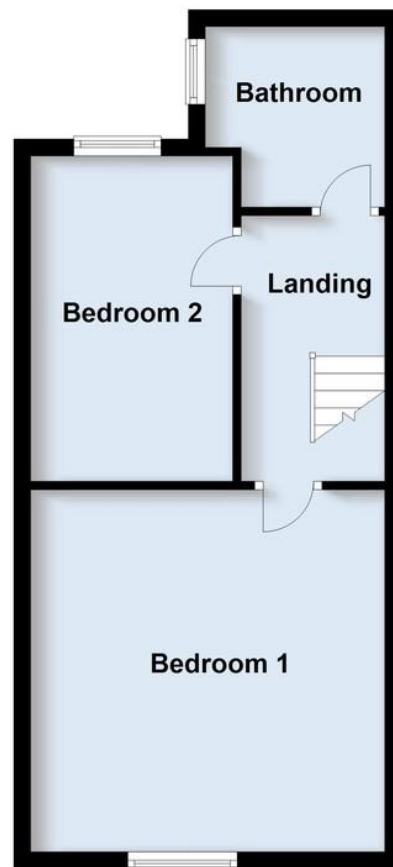
Regulated by RICS

The digitally calculated floor area is 84 sq m (904 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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