



18 Church Street
Driffield
YO25 6UF

TO LET

£750 pcm

3 Bedroom End Terraced House

■ **Ulliyotts** ■
EST 1891

01377 253456

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ENTRANCE HALL

With quarry tiled floor and straight flight staircase to first floor. Radiator. Two central light fittings. Smoke alarm.

SITTING ROOM

12' 8" x 10' 6" (3.86m x 3.2m)
Ornamental recess set into chimney breast. Polished wood floor. Curtain pole* and tie backs*. Central light fitting. Radiator.

DINING/LIVING ROOM

16' 8" x 10' 8" (5.08m x 3.25m)
With polished wood floor. Central light fitting. Curtain pole*. Radiator. Archway to

UNDERSTAIRS RECESS

With light fitting and door to under stairs cupboard. Coat hooks*. Wooden shelf*.

KITCHEN

21' 6" x 6' 6" (6.55m x 1.98m)
Circular stainless steel sink with five double base units and three quarter height larder cupboard. Two single and two double wall-mounted cupboards. Tiled splashbacks. Stainless steel extractor. Ceramic tiled floor. Plumbing for automatic washing machine and dishwasher. Two Roller blinds*. CO Alarm. Downlighters. Radiator. uPVC door to rear garden and door to

CLOAKROOM

With low-level WC and wash hand basin. Cupboard housing wall-mounted Ideal Logic Max C30 gas combination boiler. Towel holder*. Central light fitting. Extractor fan. Quarry tiled floor. Radiator.

LANDING

With timber half-turn staircase to second floor. Radiator. Carpet. Two central light fittings. Smoke alarm. Doors to

BEDROOM ONE

15' 3" x 8' 2" (4.65m x 2.49m)
Carpet. Central light fitting. Curtain pole*. Radiator.

BEDROOM TWO

10' 8" x 8' 2" (3.25m x 2.49m)
Carpet. Curtain pole*. Two-spot light fitting. Radiator.

BATHROOM

With white suite having "Chrome" fittings and comprising panelled bath, pedestal wash hand basin and low-level WC. Wall tiling to half-height. Shaver point. Mirrored wall cabinet*. Ceramic floor tiles. Downlighters. Built-in storage cupboard. Roller blind*. Ladder-style radiator.

ATTIC BEDROOM

14' 6" x 11' 0" (4.42m x 3.35m)
With double-glazed velux window and uPVC dormer window. Access to eaves storage. Smoke Alarm. Carpet. Radiator. Central light fitting.

CENTRAL HEATING

Gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the gas combination boiler.

DOUBLE GLAZING

Sealed units in uPVC surrounds.

PARKING

On-road parking.

GARDEN

Shallow stoned forecourt. The large private and fenced rear garden incorporates two patio areas, a lawned area and raised shrub bed. Outside tap. Garden shed*.

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 E.

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: £750.00

Damage Deposit: £865.00

Total: £1615.00

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.

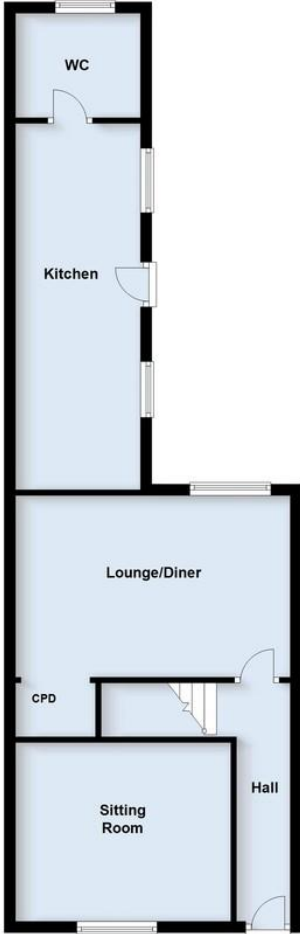
VIEWING

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

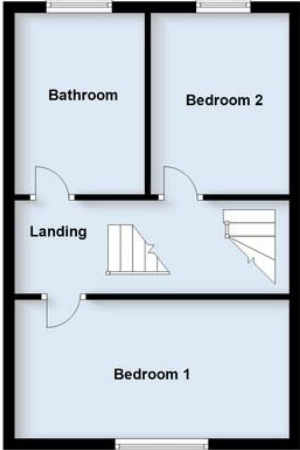
Regulated by RICS

The digitally calculated floor area is 107 sq m (1,152 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

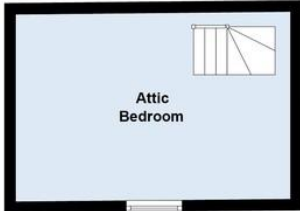
Ground Floor



First Floor



Second Floor



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