Ullyotts
Est. 1891
Estate Agents



4 St John's Walk
Driffield
YO25 6PR

TO LET

£775 pcm

2 Bedroom Semi-Detached House

Ullyotts
EST 1891

01377 253456

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Driffield
YO25 6PR

FRONT ENTRANCE DOOR
Opening into

ENTRANCE HALL
Straight flight staircase to first floor. Carpet. Radiator. Central light fitting and shade*. Coat hook*. Battery smoke alarm. Door to

SITTING ROOM
14' 2" x 11' 4" (4.32m x 3.45m)
Wood fireside surround with black inset and hearth. Electric stove*. Curtain pole*. Laminate flooring. Central light fitting and shade*. Radiator. Door to

KITCHEN/BREAKFAST ROOM
14' 8" x 9' 7" (4.47m x 2.92m)
Single drainer stainless steel sink with double, two corner and two single base units. Built-in electric oven with gas five-ring hob and extractor hood. Four single wall mounted cupboards. Vinyl flooring. Plumbing for automatic washing machine. Understairs storage cupboard. Wall-mounted gas combination boiler. CO Alarm. Central light fitting and shade*. Ceiling downlights. Roller blind*. Radiator. Door to rear garden

LANDING
With built-in storage cupboard. Central light fitting and shade*. Smoke alarm. Carpet. Loft access. Doors to

BEDROOM ONE
14' 6" x 10' 6" (4.42m x 3.2m)
Overstairs boxing. Carpet. Central light fitting and shade*. Coat hooks*. Two curtain poles*. Radiator.

BEDROOM TWO
13' 5" x 7' 9" (4.09m x 2.36m)
Central light fitting and shade*. Roller blind*. Carpet. Radiator.

BATHROOM
With white suite having "chrome" fittings and comprising panelled bath with mixer shower attachment over, pedestal wash hand basin and low level WC. Fully tiled over shower area. Shower curtain*. Corner shelf*. Mirror*. Hooks*. Electric shaver point. Central light fitting. Vinyl flooring. Radiator.

CENTRAL HEATING
Gas fired central heating to radiators.

DOMESTIC HOT WATER
Provided by the gas combination boiler.

DOUBLE GLAZING
Sealed unit in timber surrounds.

PARKING
There are two allocated parking spaces.

GARDENS
Lawned front garden. Enclosed south-facing rear garden. Paved patio area with lawn beyond. Timber garden shed*.

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 C.

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 Damage Deposit of £890.00

Monthly rent: £775.00

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 67 sq m (721 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Ullyotts

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