



Flat 2 12 New Road
Driffield
YO25 5DL

TO LET

£575 pcm

2 Bedroom Apartment

■ **Ulllyotts** ■
EST 1891

01377 253456

Flat 2, 12 New Road

Driffield

YO25 5DL

COMMUNAL ENTRANCE DOOR

Leading to:

ENTRANCE

With porch area (coat hooks). Smoke alarm. Carpet.

Stairs leading to first floor. Carpet.

LANDING

Carpet. Central light fitting and smoke alarm. Electric heater

BEDROOM

9' 11" x 7' 10" (3.04m x 2.41m)

Carpet. Central light fitting. Electric heater.

BATHROOM

6' 10" x 5' 4" (2.10m x 1.65m)

Panelled bath with shower over, sink, low level WC, two spotlights and mirror light. Dimplex wall fan heater.

STAIRS TO FIRST FLOOR

Carpet. Electric heater. Smoke alarm. Mirror.

BEDROOM

11' 8" x 10' 7" (3.56m x 3.25m)

Carpet. Central light fitting. Smoke alarm. Curtain pole and storage cupboard with water tank.

LOUNGE

13' 4" x 11' 6" (4.07m x 3.53m)

Carpet. Central light fitting. Electric fire and radiator. Curtain pole.

KITCHEN

10' 0" x 5' 10" (3.06m x 1.80m)

Range of cupboards and drawers, stainless steel sink, electric oven, hob and cooker hood, tiled splashbacks, central light fitting and Dimplex wall heater. Plumbing for a washing machine. Vinyl flooring.

HEATING

Electric heaters.

DOMESTIC HOT WATER

Provided by the immersion heater.

DOUBLE GLAZING

Double glazed window units in uPVC.

GARDEN

No garden to the apartment.

PARKING

On-street parking.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Rating D.

PAYMENTS

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

One month's rent: £575.00

Damage Deposit: £660.00

Total: £1235.00

SERVICES

Mains water, drainage and electric 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.

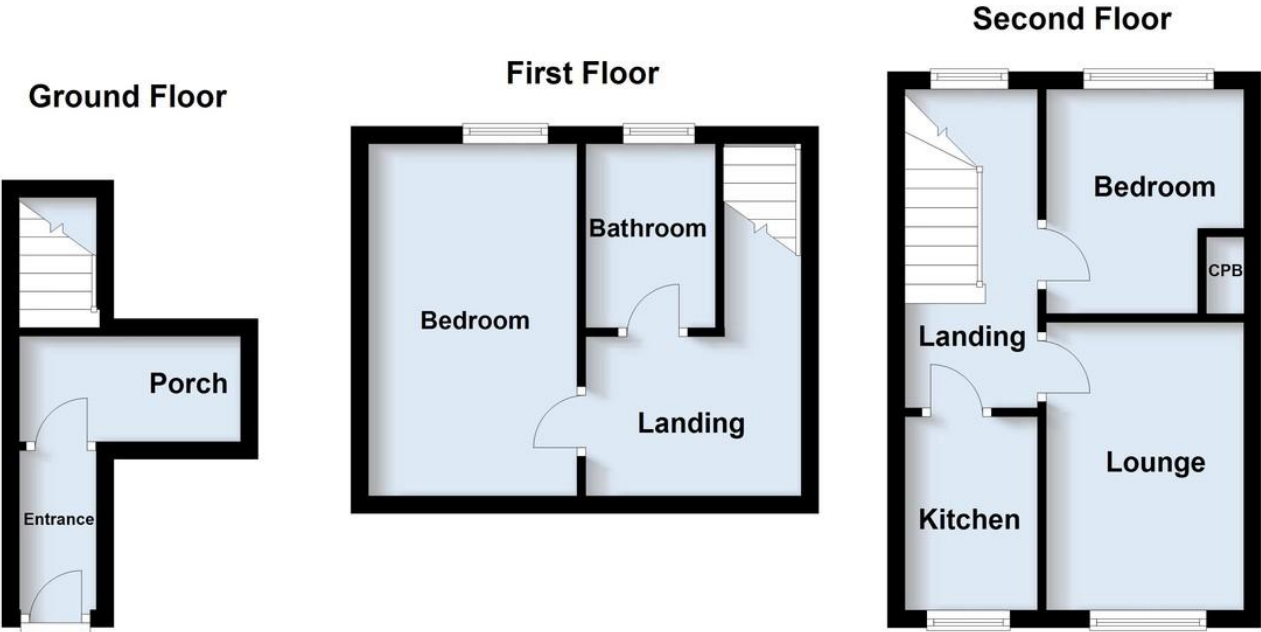
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

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

Regulated by RICS

The digitally calculated floor area is 53 sq m (570 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



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