



2 Grange Lodge Cottage  
Driffield

YO25 4DW

TO LET

£700 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 2 Grange Lodge Cottage

Driffield

YO25 4DW

## FRONT ENTRANCE DOOR

Leading into

## ENTRANCE HALL

With stairs to first floor. Carpet. Central light fitting. Radiator.  
Door to bathroom and door to

## LOUNGE

12' 4" x 11' 3" (3.76m x 3.45m)

With open fireplace in brick surround. CO alarm. Central light fitting. Carpet. Radiator.  
Door to inner hallway and door to

## KITCHEN

11' 6" x 15' 7" (3.51m x 4.75m)

Recently fitted with one and one-half bowl composite sink with mixer tap. Built-in electric oven and 4-ring hob. Full range of built-in cupboards. "Marble" worktops. Tiled splashbacks. 3-spot central light fitting. Plumbing for automatic washing machine. CO alarm. Smoke alarm. Vinyl flooring. Radiator. Door to pantry with shelving and electric meter and door to

## PORCH

With storage and oil-fired central heating boiler.

## INNER HALLWAY

With understairs storage cupboard and door to

## BEDROOM ONE

12' 4" x 8' 7" (3.76m x 2.64m)

Built-in wardrobes. Central light fitting. Carpet. Radiator.

## BATHROOM

Panelled bath with "Mira Jump" electric shower and shower screen. Pedestal wash hand basin. Low level WC. Ladder-style radiator. Central light fitting. Vinyl flooring. "Wetwall" to walls.

## FIRST FLOOR LANDING

Carpet. Central light fitting. 3 shelves\*. Smoke alarm. Door to

## BEDROOM TWO

18' 9" x 11' 3" (5.72m x 3.45m)

Two central light fittings. Carpet. Roller blind\*. Built-in eaves storage with hot water tank and immersion heater. Radiator.

## CENTRAL HEATING

Oil-fired to radiators.

## DOMESTIC HOT WATER

Provided by central heating system with standby immersion heater.

## DOUBLE GLAZING

Sealed units in uPVC surrounds. Timber doors.

## GARAGE

There is no garage to the property but parking is available on the driveway.

## GARDENS

Lawns to both front and rear. Attached brick outhouse used for storage/coal. Outside light.

## 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 E.

## SERVICES

Main water (via the farm), electricity and telephone either available or connected. Private drainage system.

## PAYMENTS

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

One month's rent: £700.00

Damage Deposit: £805.00

Total: £1505.00

## 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.

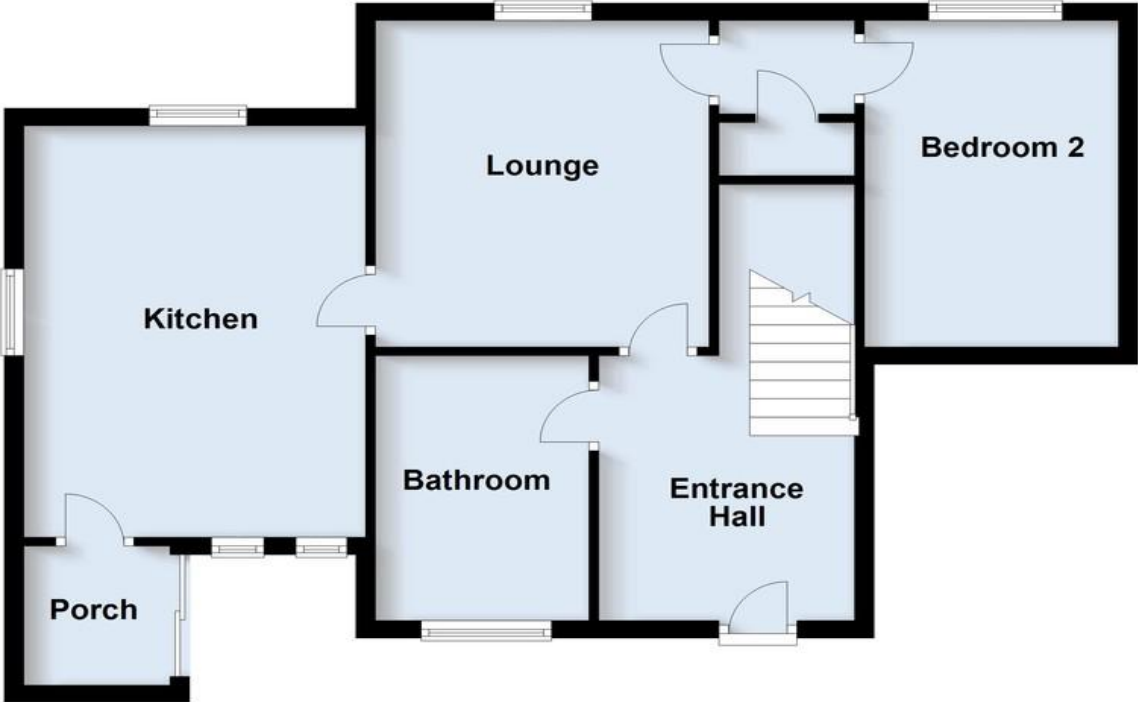
## VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

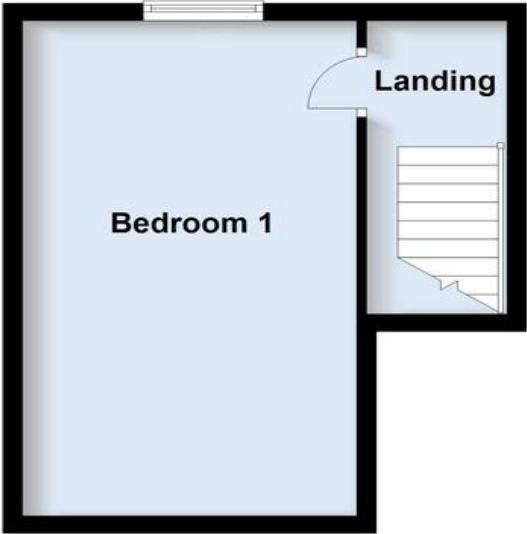
Regulated by RICS

The digitally calculated floor area is 83 sq m (893 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

**Ground Floor**



**First Floor**



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