



1 Georgian Mews  
Driffield  
YO25 6PL

TO LET

£775 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 1 Georgian Mews

## Driffield

### YO25 6PL

#### GLAZED FRONT ENTRANCE DOOR

Composite partially glazed front entrance door with canopy hood over. Opening into

#### ENTRANCE HALL

Wood effect vinyl flooring. Central light fitting and shade\*. Straight flight carpeted staircase to first floor. Smoke alarm. Radiator.

#### LOUNGE

14' 5" x 12' 2" (4.39m x 3.71m)

Bay window to front elevation. Central light fitting and shade\*. Wood effect vinyl flooring. Large understairs storage cupboard. Curtain pole\*, curtains\* and tie-back hooks\*. Radiator. Door to

#### DINING KITCHEN

15' 5" x 8' 8" (4.7m x 2.64m)

Range of base units including base units and wall-mounted cupboards. Drawer unit. Tiled splashbacks. Downlighters. Chimney style extractor hood. Built-in "Zanussi" electric oven. Four ring "Zanussi" electric hob with stainless steel splashback. Plumbing for washing machine. Stainless steel sink with mixer tap. Pendant style\* central light fitting. Wall-mounted "Ideal Logic Max Heat" gas central heating boiler. CO monitor. Glazed uPVC door to rear. Radiator.

#### LANDING

Bay window to side elevation. Roman blind\*. Carpet. Central light fitting and shade\*. Airing cupboard housing hot water cylinder. Smoke alarm. Loft access.

#### BEDROOM 1 (FRONT)

8' 5" x 15' 4" (2.57m x 4.67m)

Carpet. Central light fitting and shade\*. Two sets of curtain poles\* and curtains\*. Radiator.

#### BEDROOM 2 (REAR)

12' 6" x 8' 9" (3.81m x 2.67m)

Carpet. Central light fitting and shade\*. Curtain pole\*. Roller blind\*. Radiator.

#### BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

With contemporary white suite comprising 'P' shaped panelled bath. Curved shower screen. Low-level WC. Pedestal wash hand basin. Partially wall tiled. Extractor fan. Vinyl flooring. Roller blind\*. Towel rail\* and toilet roll holder\*. 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.

#### GARDEN

Front garden laid to lawn. Rear garden is laid to lawn with a small decking area. South facing, with brick wall and wood fence boundaries.

#### PARKING

Two dedicated block paved parking spaces to the immediate rear of the dwelling.

#### 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 following:

One month's rent: £775.00

Damage Deposit: £890.00

Total: £1665.00

#### 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.

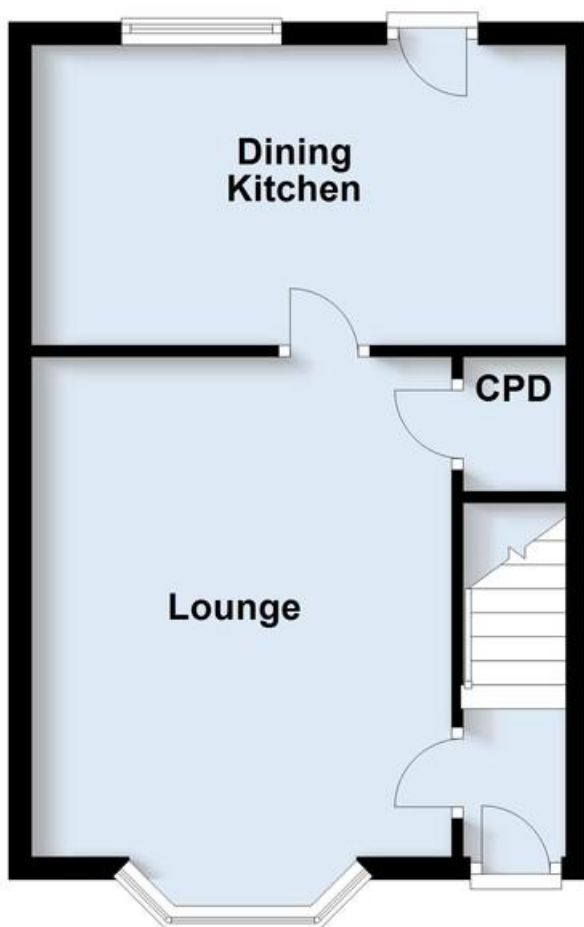
#### VIEWING

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

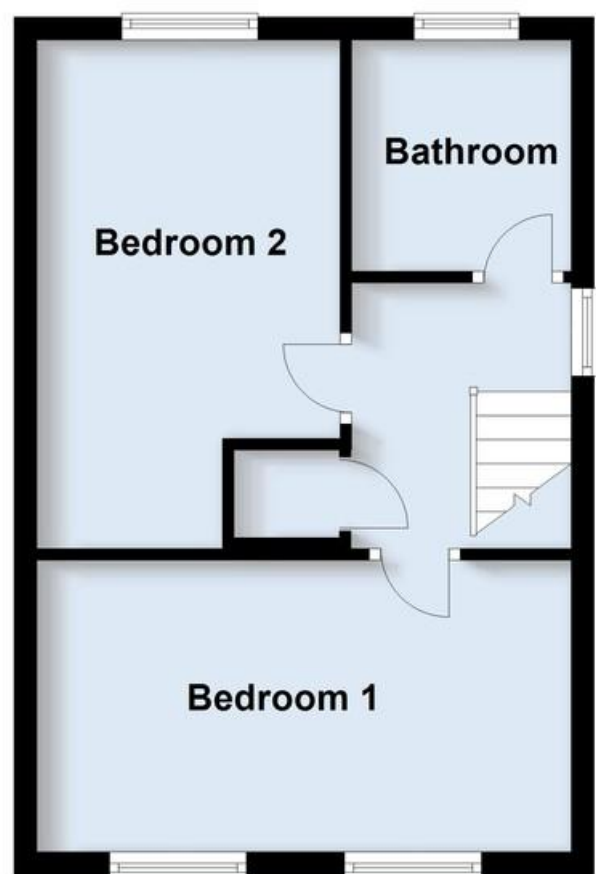
Regulated by RICS

The digitally calculated floor area is 63 sq m (678 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

**Ground Floor**



**First Floor**





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## Driffield Office

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