



82 New Walk
Drifffield
YO25 5LE

TO LET

£795 pcm

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

82 New Walk

Drifffield

YO25 5LE

ENTRANCE DOOR

With outside light

ENTRANCE HALL

Central light fitting. Radiator. Doors to:

CLOAKROOM / WC

White suite comprising low-level WC and pedestal wash hand basin. Tiled splashback. Toilet roll holder*. Towel holder*. Central light fitting. Laminate flooring. Radiator.

LOUNGE

16' 4" x 10' 5" (5m x 3.18m)

Staircase to first floor. Curtain pole* and curtains*. Under stairs cupboard. Central light fitting. Laminate flooring. Radiator. Door to:

DINING KITCHEN

13' 1" x 10' 5" (4.01m x 3.18m)

Range of built-in units including base units, wall-mounted cupboards and 3-drawer unit. One and one half bowl black composite sink with mixer tap. Worktop upstand. Built-in "Flavel" electric oven and four-ring "Flavel" electric hob with extractor hood and splashback. Built-in "Flavel" fridge/freezer. Freestanding "Indesit" washing machine*. Patio doors to garden. Curtain pole* and curtains*. Downlights. Laminate flooring. Radiator.

LANDING

Door to airing cupboard housing "Ideal Logic Max Combi" gas central heating boiler. Carpet. Central light fitting. CO alarm. Doors to:

BEDROOM ONE (REAR)

13' 1" x 10' 5" (4.01m x 3.18m)

Carpet. Central light fitting. Curtain pole* and curtains*. Radiator.

BEDROOM TWO (FRONT)

9' 1" x 13' 1" (2.79m x 4.01m) max.

Carpet. Central light fitting. Loft access. 2 x curtain poles* and curtains*. Radiator.

BATHROOM

White suite comprising panelled bath with plumbed-in shower over and glass shower screen. Low-level WC and pedestal wash hand basin. Fully wall and floor tiled. Ladder style towel radiator. Extractor fan.

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.

GARDENS

Lawn to front with path to front entrance door. Enclosed lawned garden to rear. Outside light. Shed*.

PARKING

Off-road parking available on gravel side driveway for two vehicles.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

COUNCIL TAX BAND

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

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 £915.00

Monthly rent: £795.00

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.

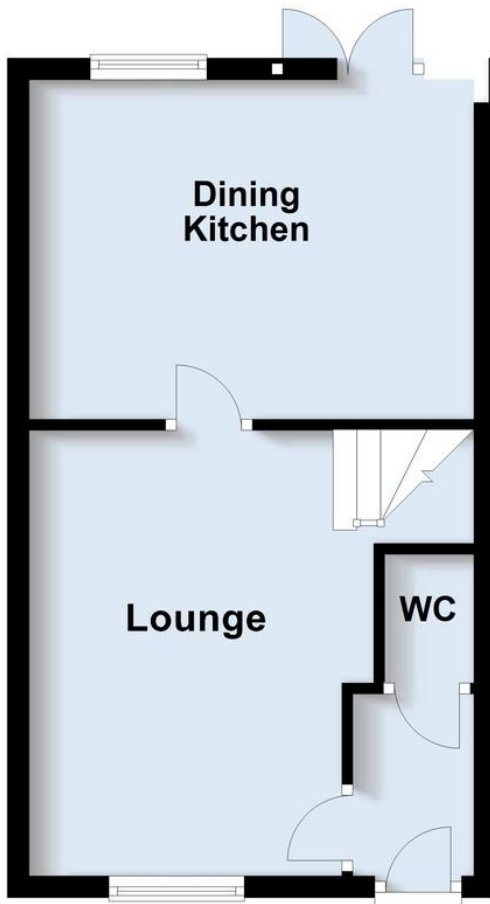
VIEWING

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

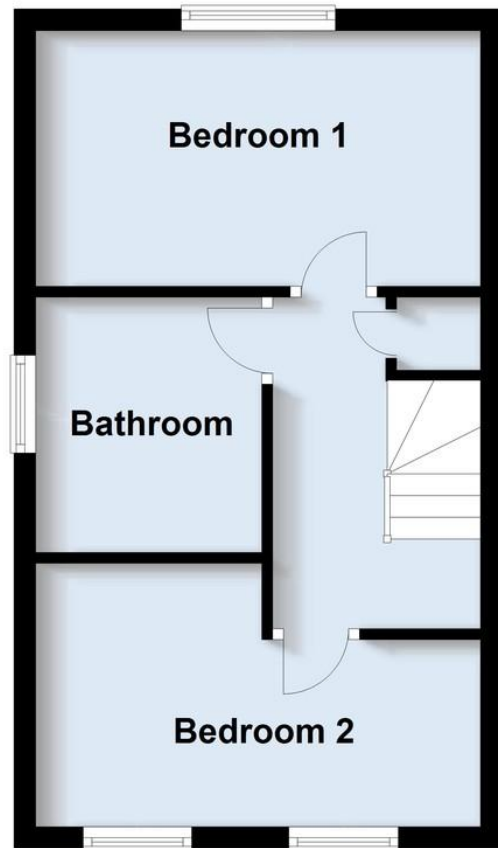
Regulated by RICS

The digitally calculated floor area is 69 sq m (743 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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