



26 The Old Maltings Skerne Road
Driffield
YO25 6SP

TO LET

£525 pcm

1 Bedroom Second Floor Flat

■ Ulllyotts ■
EST 1891

01377 253456

26 The Old Maltings, Skerne Road Driffield YO25 6SP

ENTRANCE HALL

Carpet. Central light fitting and shade*. Mains smoke alarm. Audio entry system. Storage cupboard*.

KITCHEN/LOUNGE

21' 6" x 10' 4" (6.56m x 3.16m) max.
Fitted with a range of kitchen units and one and a half stainless steel sink. Electric oven, hob and extractor fan over. 'Blomberg' washing machine*. Built-in cupboard housing hot water cylinder and built in fridge/freezer. Laminate and carpet. Central light fitting. Curtain pole* and curtains*. Electric heater.

BEDROOM

9' 11" x 9' 11" (3.03m x 3.03m)
Central light fitting and shade*. Two shelves*. Curtain pole* and curtains*. Roller blind*. Set of three drawers*. Carpet. Electric heater.

SHOWER ROOM

With large walk in shower enclosure and plumbed in shower. Low level WC and pedestal wash hand basin. Half-tiled walls and wet wall to shower. Mirror* and glass shelf*. Central light fitting. Extractor fan. Laminate flooring. Electric heated towel rail.

CENTRAL HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

GARDENS

Communal grounds maintained by the management company.

PARKING

On street parking only.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the damage deposit of £605.00

Rent to be paid after the tenancy agreement has been signed and before the tenancy begins £

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.

Regulated by RICS

The digitally calculated floor area is 37 sq m (398 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Second Floor



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