



7 Riverhead Mill
Driffield
YO25 6NN

TO LET

£490 pcm

1 Bedroom Flat

■ Ulllyotts ■
EST 1891

01377 253456

7 Riverhead Mill

Drifffield

YO25 6NN

COMMUAL ENTRANCE

Intercom system. Straight flight staircases leading to each floor.

ENTRANCE DOOR

Opening into:

ENTRANCE HALL

Laminate flooring. Central light fitting. Built-in cupboard housing hot water tank. Mains smoke alarm. Doors to:

LOUNGE

Central light fitting. Carpet. Two roller blinds* Two electric heaters. Opening into:

KITCHEN

With a range of cupboards and drawers, stainless steel sink unit. Space for fridge. Space for electric cooker. Plumbing for washing machine. Central light fitting. Laminate flooring.

BEDROOM ONE

Carpet. Central light fitting. Electric heater. Shelf.

BATHROOM

Carpet. Central light fitting. White suite with panelled bath and shower attachment, low level WC, wash hand basin and wall mounted electric heater. Extractor fan.

CENTRAL HEATING

Electric panel heaters.

DOMESTIC HOT WATER

Provided by the electric boiler.

DOUBLE GLAZING

Single glazed windows in timber frames.

PARKING

Off-road parking available only with use of a permit.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £565.00

Monthly rent: £490.00

NOTES

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.

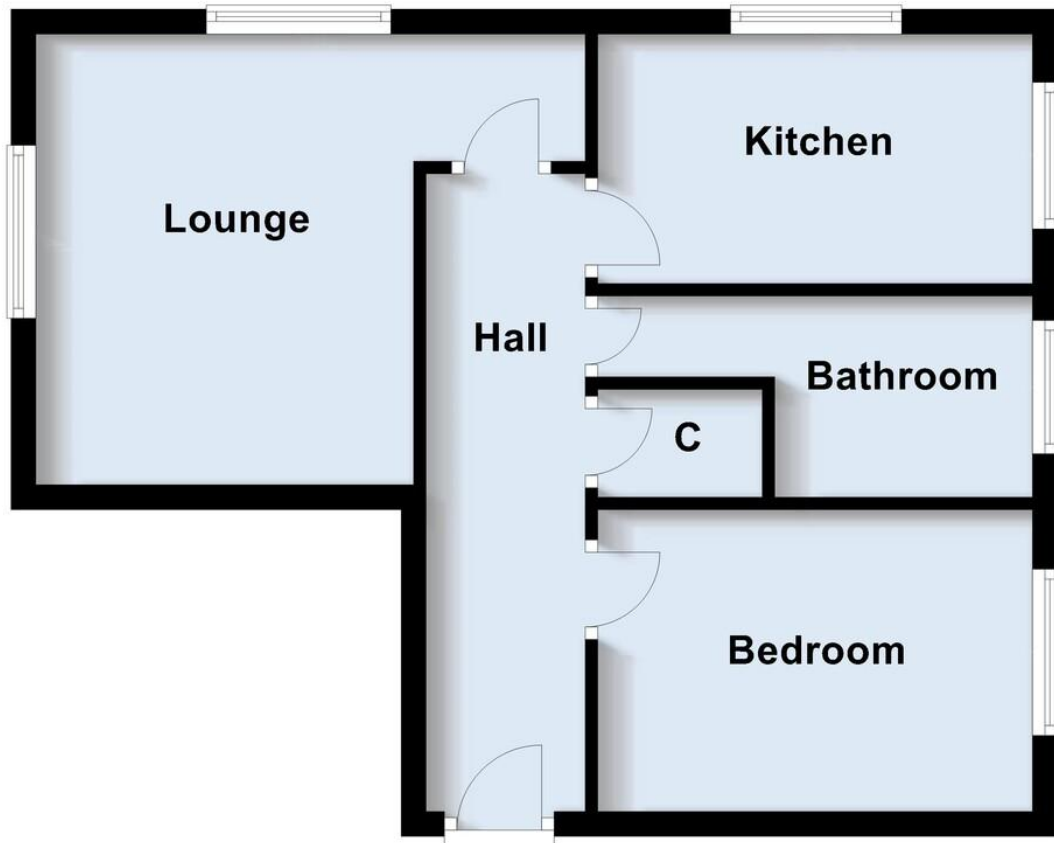
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

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

Regulated by RICS

The digitally calculated floor area is 42 sq m (452 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



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 RICS

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