14 Nunings Way
Driffield
YO25 4HL

TO LET

£850 pcm

3 Bedroom Link Detached

Ullyotts
EST 1891

01377 253456

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Driffield
YO25 4HL

ACCOMMODATION

GLAZED FRONT ENTRANCE DOOR
Opening into

ENTRANCE HALL
Engineered wood flooring. Radiator. Central light fitting. Doors to

CLOAKROOM
With low-level WC and corner wash hand basin. Tiled to half height. Central light fitting. Laminate flooring. Toilet roll holder* Mirror*. Radiator.

LOUNGE
14' 8" x 11' 3" (4.47m x 3.43m)
Engineered wood flooring. Modern fireplace with electric fire fitted. Curtain pole and curtains*. Radiator. Open staircase to first floor. Smoke Alarm. Central light fitting. Door to

DINING KITCHEN
16' 1" x 8' 7" (4.9m x 2.62m)
With one and a half bowl stainless steel sink unit with drainer and mixer tap over. A full range of wall, base and drawer units. Built-in electric oven with four-ring gas hob. Fitted extractor hood. Integrated dishwasher. Engineered wood flooring. CO Alarm. Central light fitting. French doors to garden. Curtain pole and curtains* Understairs storage cupboard. Blind*. Wall Mirror. Radiator.

LANDING
With built-in airing cupboard housing hot water cylinder. Smoke Alarm. Carpet. Central light fitting. Radiator. Doors to

BEDROOM 1
12' 6" x 9' 4" (3.81m x 2.84m)
Carpet. Central light fitting. Curtain pole*. Radiator. Door to

ENSUITE SHOWER ROOM
Comprising corner style shower cubicle, pedestal wash hand basin and low-level WC. Part wall tiled. Central light fitting. Tiled flooring. Toilet roll holder* towel rail* mirror and vanity light*. Radiator.

BEDROOM 2
19' 4" x 9' 5" (5.89m x 2.87m)
Carpet. Central light fitting. Radiator.

BEDROOM 3
10' 10" x 9' 4" (3.3m x 2.84m)
Carpet. Central light fitting. Curtain pole*. Radiator.

BATHROOM
With white suite comprising panelled bath with shower over and shower screen. Pedestal wash hand basin and low-level WC. Part wall tiled. Radiator. Central light fitting. Tiled flooring. Blind*. Mirror and vanity light*.

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.

GARAGE
Single attached garage with power and light connected. Up-and-over door with personal door from the garden. Plumbing for automatic washing machine. Approached over a block paved driveway.

GARDENS
Lawned garden to the front of the property with side path. Lawned garden to the rear with patio and summerhouse*.

COUNCIL TAX BAND
East Riding of Yorkshire Council shows that the property is banded in council tax band C.

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 Damage Deposit of £980.00
Monthly rent: £850.00

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.

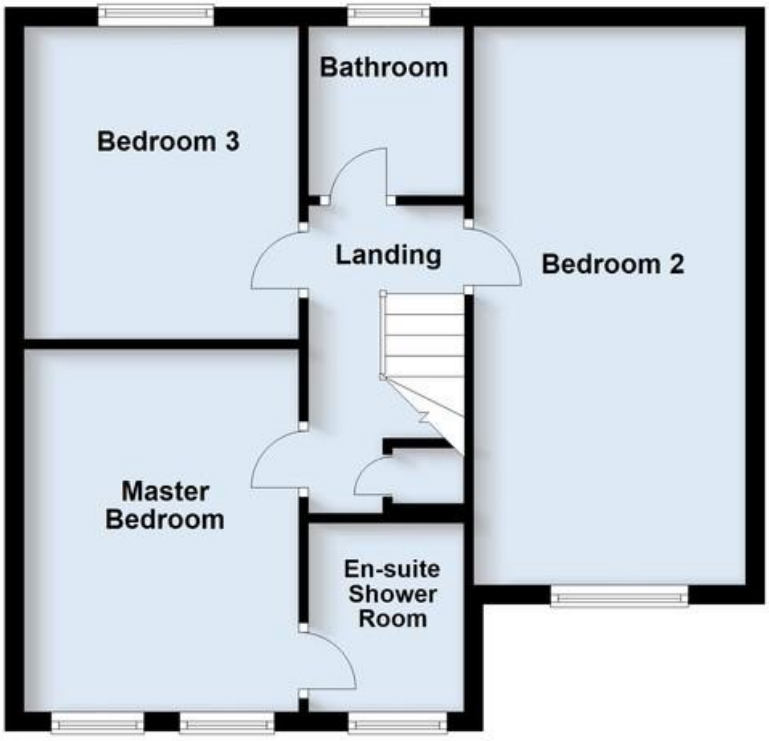
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

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

The digitally calculated floor area is 88 sq m (947 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor

First Floor



Ullyotts

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