



17 The Old Maltings Skerne Road
Driffield
YO25 6SP

TO LET

£525 pcm

1 Bedroom First Floor Flat

■ Ulllyotts ■
EST 1891

01377 253456

17 The Old Maltings, Skerne Road Driffield YO25 6SP

ACCOMMODATION

FLAT ENTRANCE DOOR

Opening into

ENTRANCE

Audio entry system telephone. With carpet and doors to Bathroom and Bedroom and opening to

LIVING ROOM/KITCHEN

15' 4 " x 14' 6 (max)" (4.67m x 4.42m)

Carpet. Electric wall mounted heater. Three central light fittings. Mains smoke alarm. One double, one single and one corner base unit. Three single wall-mounted cupboards. Cupboard housing hot water cylinder. Built-in "Stoves" electric oven and four-ring "Zanussi" electric hob. Cooker hood. Two shelves*. Venetian blind*.

BEDROOM

10' 8" x 9' 3 (max)" (3.25m x 2.82 m)

Carpet. Roller blind*. Central light fitting and shade*. Electric wall-mounted heater.

BATHROOM/WC

White suite comprising panelled bath with shower over and glass shower screen. Low-level WC and pedestal wash hand basin. Wall tiling to half height. Vinyl Flooring. Central light fitting. Extractor fan. Mirrored cabinet*. Electric heated towel rail.

CENTRAL HEATING

Electric wall mounted heaters throughout.

DOMESTIC HOT WATER

Provided by immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing. Window treatments must not be installed into the uPVC units or framework, i.e. hooks, screws etc.

PARKING

On-street parking readily available.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

SERVICES

Mains water, electricity and drainage 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 £605.00

Monthly rent: £525.00

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.

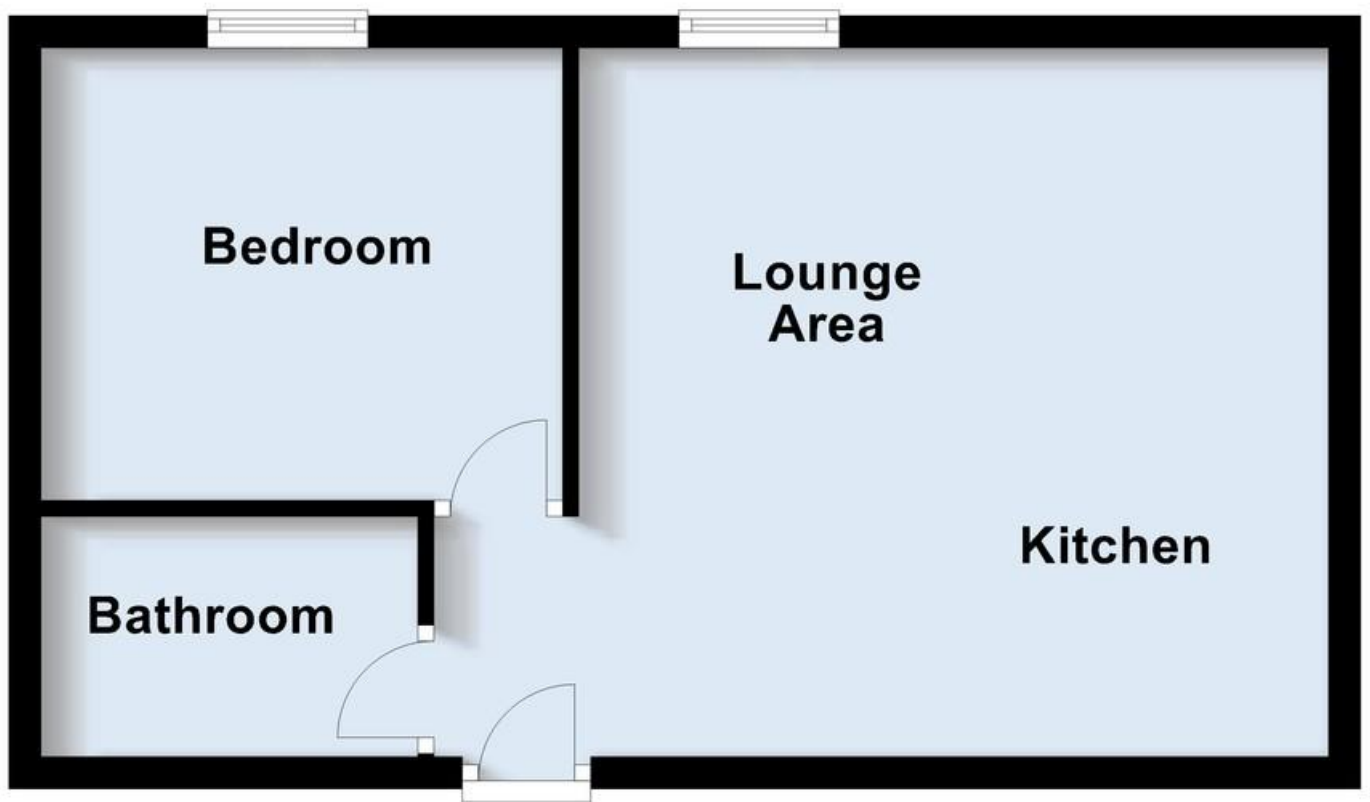
VIEWING

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 30 sq m (323 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Floor Plan



■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations