



35 Nalton Drive
Driffield
YO25 5GE

TO LET

£1,050 pcm

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



4



1



2



Garage, Off
Road Parking



Gas Central Heating

35 Nalton Drive, Driffield, YO25 5GE

ENTRANCE HALL

14' 0" x 3' 11" (4.29m x 1.20m)

A uPVC front door opens into a welcoming carpeted entrance hall, featuring a central light fitting and a staircase rising to the first floor. Additional features include a smoke alarm, a radiator, and a door providing access to the conveniently located downstairs cloakroom.

CLOAKROOM / WC

7' 1" x 2' 11" (2.18m x 0.89m)

Fitted with a low-level WC and a pedestal wash hand basin with mixer tap and tiled splash back. The space also benefits from an extractor fan, central ceiling light fitting, radiator and vinyl flooring.

LOUNGE

16' 5" x 10' 9" (5.02m x 3.28m)

A bright and inviting lounge featuring a large front-facing window that fills the room with natural light. Finished with a central light fitting, radiator, and carpeted flooring with a door leading to the kitchen.

KITCHEN / DINER

18' 0" x 11' 1" (5.51m x 3.40m)

A well-equipped kitchen fitted with a range of base and wall units, complete with coordinating drawers enhanced by under-unit lighting. Integrated appliances include an electric oven and gas hob with extractor hood above. Freestanding dishwasher* and washing machine* and also a fridge freezer*. A stainless steel sink with mixer tap is positioned beneath the rear-facing window then the room is finished with vinyl flooring, two central light fittings, and a radiator for added comfort.



Accommodation

The kitchen opens into a spacious dining area, ideal for family meals and entertaining, with patio doors leading directly into the rear garden. An understairs cupboard offers valuable additional storage also housing the combi boiler.

LANDING

12' 8" x 2' 11" (3.88m x 0.90m)

Featuring an open banister and providing access to the loft. The space includes a central light fitting, smoke alarm, and a useful storage cupboard. Fully carpeted for comfort.

BEDROOM ONE

11' 6" x 8' 11" (3.52m x 2.73m)

A comfortable front-facing double bedroom benefiting from an en-suite bathroom. The room features a central light fitting, radiator, and is fully carpeted.

EN-SUITE

6' 9" x 6' 0" (2.08m x 1.84m)

Fitted with an enclosed tiled shower cubicle and thermostatic shower, pedestal wash hand basin, and low-level WC. The room benefits from vinyl flooring, a central ceiling light fitting, extractor fan, and a glazed side window providing additional natural light.

BEDROOM TWO

9' 10" x 9' 3" (3.01m x 2.84m)

A well-proportioned room featuring a rear-facing window allowing for natural light with fitted wardrobes, central ceiling light fitting, radiator and carpeted flooring.

BEDROOM THREE

8' 10" x 7' 2" (2.71m x 2.19m)

A further bedroom featuring a rear-facing window with central ceiling light fitting, radiator and carpeted flooring.

BEDROOM FOUR

8' 9" x 7' 0" (2.67m x 2.15m)

A cosy bedroom featuring a front-facing window with central ceiling light fitting, radiator and carpeted flooring.

BATHROOM

6' 9" x 5' 7" (2.06m x 1.71m)

Fitted with a three-piece suite comprising a bath, pedestal wash hand basin, and low-level WC with partially tiled walls. The room features vinyl flooring, an extractor fan, a central ceiling light fitting, a radiator and a rear-facing obscured glazed window for natural light and privacy.



GARAGE

17' 1" x 9' 1" (5.23m x 2.77m)

With up and over door, power and lighting.

OFFICE

9' 4" x 6' 1" (2.86m x 1.86m)

Addition to the garage is an office with door and window to the side aspect, vinyl flooring and power points.

GARDEN

The rear garden is accessed via a side gate or through patio doors from the dining area, opening onto a lawn with a paved patio - perfect for outdoor dining or relaxation. The garden is fully enclosed with fencing providing privacy.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

PARKING

Driveway to side with off street parking for up to two cars

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £1050.00

Damage Deposit: £1210.00

Total: £2260.00

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.

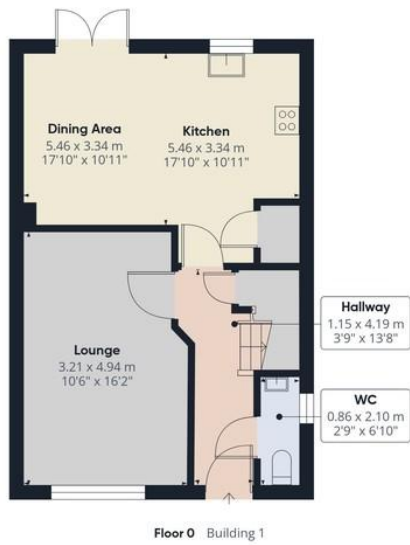


VIEWING

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

Regulated by RICS

The digitally calculated floor area is 96 sq m (1,033 sq ft).
 This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
 90.3 m²
 973 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Drifffield Office

64 Middle Street South,
Drifffield, 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



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