



43 Brook Street
Driffield
YO25 6QP

TO LET

£600 pcm

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456

43 Brook Street

Driffield

YO25 6QP

UPVC ENTRANCE DOOR

LOUNGE

11' 5" x 9' 10" (3.50m x 3.00m)

With built in wooden TV stand, storage cupboards under and shelving to sides. Central light fitting and two wall lights. Window blind*. Vinyl flooring. Radiator.

KITCHEN

9' 0" x 10' 0" (2.76m x 3.05m)

With a range of built-in units including base units, drawers and wall-mounted cupboards. Gas cooker, space for fridge and space for freezer. Washing machine*. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Understairs storage cupboard. Four spot light fitting. Vinyl flooring. Door to garden.

LANDING

Central light fitting. Carpet. Loft Access.

BEDROOM ONE

11' 10" x 9' 10" (3.62m x 3.00m)

Carpet. Central light fitting and shade*. Window blind* and curtain pole*. Radiator.

BEDROOM TWO

8' 11" x 4' 0" (2.74m x 1.24m)

Over stairs storage cupboard and cupboard housing 'Ideal Logic' Combi C30 boiler. Carpet. Central light fitting. Window blind*. Radiator.

SHOWER ROOM

5' 6" x 6' 2" (1.70m x 1.90m)

Large walk in shower with glass screen and wet wall around. Wash hand basin with storage under. Low level WC. Mirrored cabinet*. Central light fitting. Vinyl flooring. Extractor. Radiator.

GARDEN

Long fenced rear garden with central path around mature shrubs, plants and bushes leading to a paved area.

PARKING

On street parking.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

PAYMENTS

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

One month's rent: £600.00

Damage Deposit: £690.00

Total: £1290.00

SERVICES

Mains water, drainage, electric, gas 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.

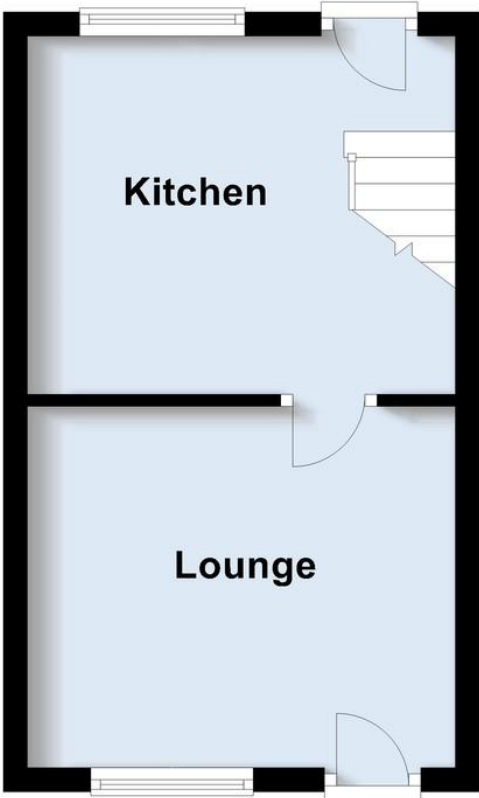
VIEWING

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

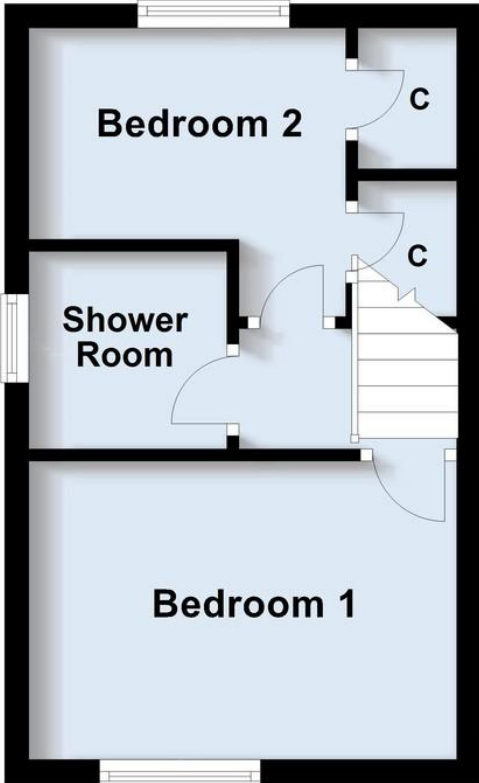
Regulated by RICS

The digitally calculated floor area is 45 sq m (484 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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