



44 Bracken Road
Driffield
YO25 6UJ

TO LET

£800 pcm

3 Bedroom Semi-Detached House

▪ **Ullyotts** ▪

EST 1891

01377 253456

44 Bracken Road

Driffield

YO25 6UJ

UPVC FRONT ENTRANCE DOOR

Opening into

ENTRANCE PORCH

Coat hooks*. Carpet. Central light fitting. Roller blind*. Door to

LOUNGE

14' 6" x 13' 6" (4.42m x 4.11m)

Electric fire in marble surround. Carpet. Central light fitting (3 shades*). Curtain pole*. Net curtain*. Smoke alarm. Radiator. Staircase to first floor. Door to

KITCHEN

14' 6" x 10' 5" (4.42m x 3.18m)

Stainless steel sink unit in double base unit. Two corner and one single base units. Three-drawer unit. One corner, two double and two single wall-mounted cupboards. Tiled splashbacks. Built-in "Flavel" electric oven and four-ring gas hob with chimney style extractor above. Venetian blind*. Two 4-spot lighting tracks*. Radiator. Wall mounted "Ideal" gas combination central heating boiler. Vinyl flooring. Freestanding "Beko" washing machine*. CO monitor. UPVC glazed door to rear garden.

LANDING

Loft hatch. Smoke alarm. Carpet. Central light fitting. Built-in storage cupboard. Radiator. Doors to

BEDROOM ONE

11' 0" x 9' 3" (3.35m x 2.82m)

Built-in cupboard. Carpet. Central light fitting and shade*. Curtain pole* and curtains*. Radiator.

BEDROOM TWO

8' 7" x 8' 2" (2.62m x 2.49m)

Carpet. Central light fitting. Curtain track* and curtains*. Radiator.

BEDROOM THREE

9' 9" x 8' 2" (2.97m x 2.49m)

Carpet. Central light fitting. Curtain track* and curtains*. Radiator.

BATHROOM

With white suite comprising panelled bath with plumbed-in shower over and glass shower screen. Pedestal wash hand basin and low-level WC. Fully wall tiled around bath and shower area and half-height tiling elsewhere. Ladder style towel radiator. Central light fitting (3-spot lights*). Vinyl flooring. Mirrored wall cabinet*.

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 garage with up-and-over door and personal door approached over concrete driveway. Freestanding tumble dryer*.

PARKING

Off-road parking available on driveway.

GARDENS

Gravelled front garden. Patio area and lawn beyond to rear garden.

SERVICES

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

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

PAYMENTS

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

One month's rent: £800.00

Damage Deposit: £920.00

Total: £1720.00

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.

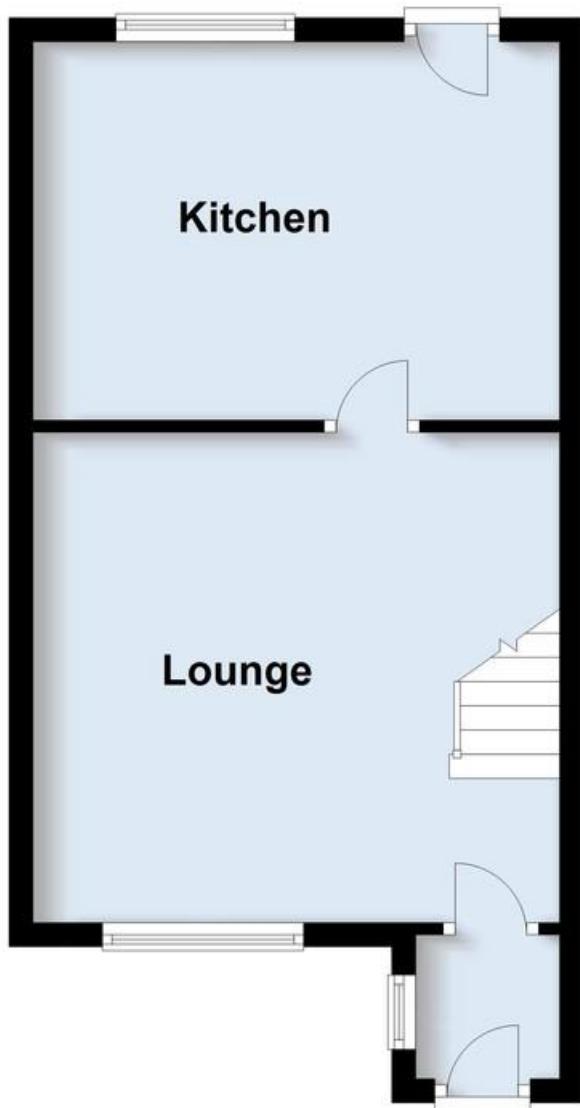
VIEWING

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

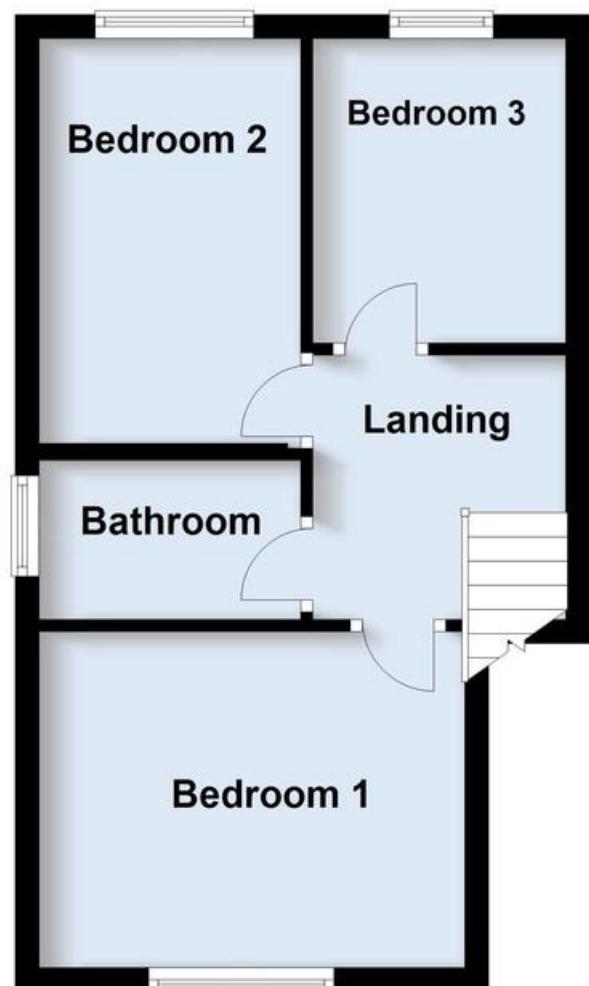
Regulated by RICS

The digitally calculated floor area is ().
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



■ Ulliyotts ■

E S T 1 8 9 1



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