

TO LET
ULLYOTTS
0377 253456
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2 Jevans Court
Driffield
YO25 6LN

TO LET

£730 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

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Drifffield

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ACCOMMODATION

GLAZED UPVC ENTRANCE DOOR

Opening into

ENTRANCE HALL

With straight flight staircase to first floor. Carpet. Central light fitting and shade*. Radiator. Door to

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m)

Natural wood Adam-style fireside surround with "marble" inset and hearth and living flame gas fire in situ. Carpet. Central light fitting (three-shade*). Understairs storage cupboard. Vertical blind*. Radiator. Leading to

DINING AREA

9' 3" x 7' 5" (2.82m x 2.26m)

Carpet. Central light fitting (three-shade*). Vertical blind*. Smoke alarm. Radiator. With door to

KITCHEN

8' 9" x 7' 5" (2.67m x 2.26m)

Single drainer stainless steel sink unit with range of base units, a three-drawer unit and wall-mounted cupboards. Plumbing for automatic washing machine. Freestanding "Hotpoint" gas cooker with cooker hood above. "Ideal Esprit Eco" wall-mounted gas combination boiler. CO alarm. Central light fitting (three-spot*). Vinyl flooring. Tiled splashbacks. UPVC half glazed door to driveway.

LANDING

With loft hatch. Smoke alarm. Carpet. Central light fitting and shade*. Radiator. Doors to

BEDROOM ONE (FRONT)

12' 7" x 12' 3" (3.84m x 3.73m)

With two built-in cupboards. Carpet. Central light fitting and shade*. Radiator.

BEDROOM TWO (REAR)

9' 10" x 8' 7" (3m x 2.62m)

Carpet. Central light fitting and shade*. Radiator.

BATHROOM

With white suite comprising panelled bath with plumbed-in shower over, pedestal wash hand basin and low-level WC. Fully wall tiled throughout. Glass shower screen. Vinyl flooring. Extractor fan. Three-spot central light fitting. Chrome ladder style towel radiator.

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.

PARKING

Off-road parking on driveway for two vehicles.

GARDENS

Garden to both front and rear.

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.

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 following:

One month's rent: £790.00

Damage Deposit: £840.00

Total: £1570.00

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.

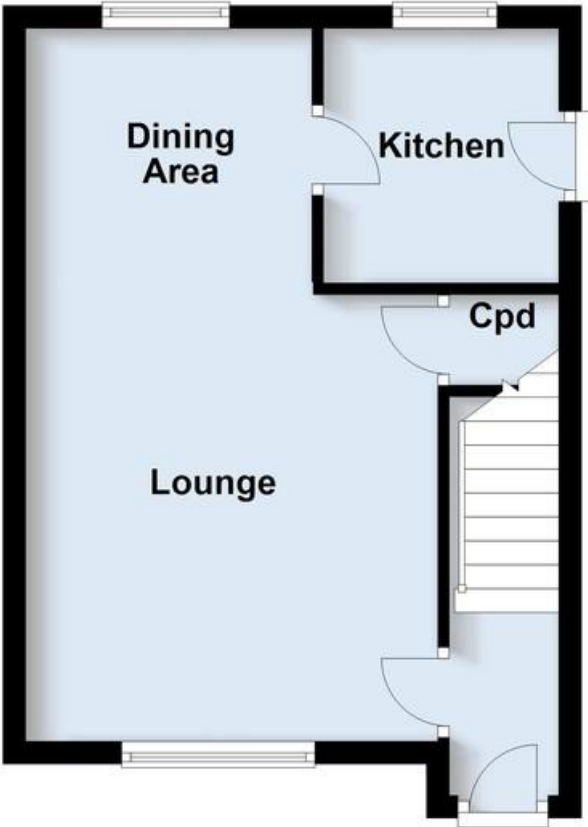
VIEWING

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

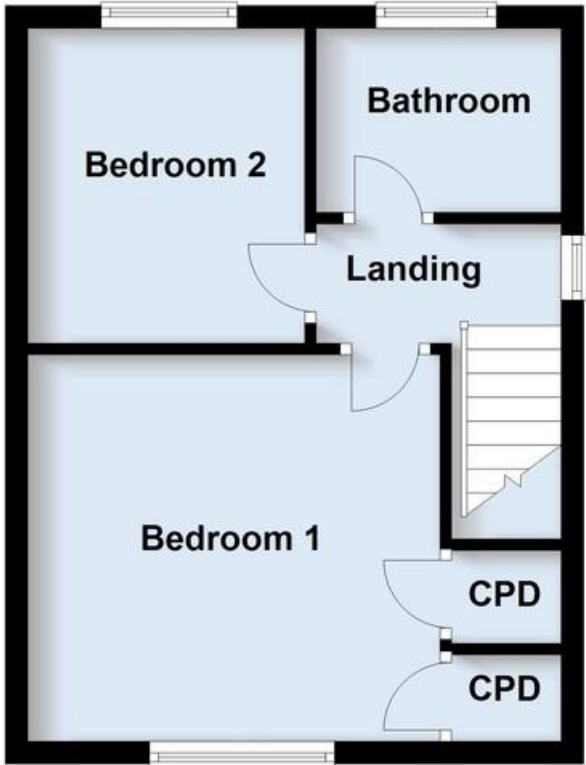
Regulated by RICS

The digitally calculated floor area is 65 sq m (700 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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