



74 New Walk
Driffield
YO25 5LE

TO LET

£795 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

74 New Walk

Driffield

YO25 5LE

ACCOMMODATION

RED COMPOSITE FRONT ENTRANCE DOOR

Canopied front entrance door. Path. Outside light. Opening into

ENTRANCE HALL

Radiator. Mains smoke alarm. Black entrance matting. Central light fitting. Security alarm panel. Doors to

CLOAKS/WC

White suite comprising low-level WC and pedestal wash hand basin. Laminate flooring. Tiled splashback. Central light fitting. Extractor fan. Radiator.

LOUNGE

16' 5" x 10' 5" (5.02m x 3.18m)

Laminate flooring. Central light fitting. Understairs cupboard. Carpeted quarter turn staircase to first floor. Radiator. Door to

DINING KITCHEN

13' 2" x 10' 5" (4.02m x 3.19m)

With a range of built-in modern units including base units and wall-mounted cupboards. Three drawer unit. Tiled splashbacks. Grey composite "Quartz" one and a half bowl sink with stainless steel mixer tap. Built in "Flavel" electric oven and four-ring "Flavel" ceramic hob. Extractor hood. Built-in fridge/freezer. Built-in "Flavel" washing machine. Heat detector. Laminate flooring. Radiator. 6 x downlights. Double patio doors opening onto patio.

LANDING

Carpet. Loft access. Mains smoke alarm. Central light fitting. Door to airing cupboard housing "Ideal" gas central heating boiler and CO alarm. Doors to

BEDROOM 1 (REAR)

13' 2" x 10' 5" (4.02m x 3.2m)

Carpet. Central light fitting. Radiator.

BEDROOM 2 (FRONT)

9' 2" [max] x 13' 2" (2.8m [max] x 4.03m)

Carpet. Central light fitting. Radiator.

BATHROOM

Fully wall tiled and tiled flooring. White suite comprising panelled bath with mixer tap and plumbed-in shower over. Glass shower screen. Low-level WC and pedestal wash hand basin. Ladder-style radiator. Extractor fan. Mirror. 4 x downlights.

GARDENS

Lawn to front and enclosed lawn to rear with patio area. Timber shed*. Outside light.

PARKING

Off-road parking available for up to 2 cars on side gravel driveway.

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.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

COUNCIL TAX BAND

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

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: £795.00

Damage Deposit: £915.00

Total: £1710.00

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

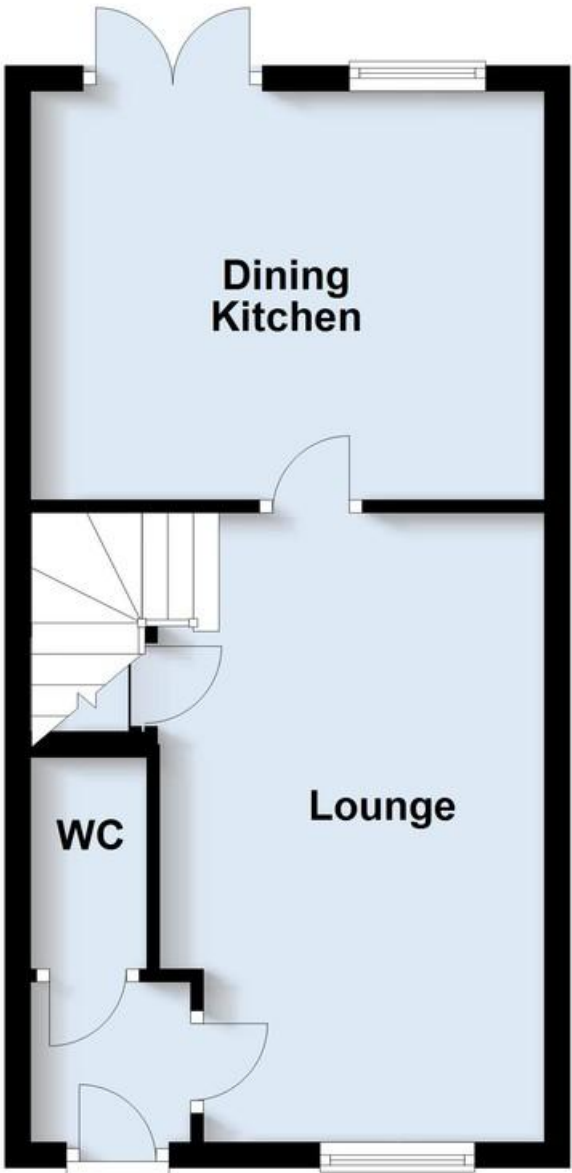
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Strictly by appointment with Ulllyotts.

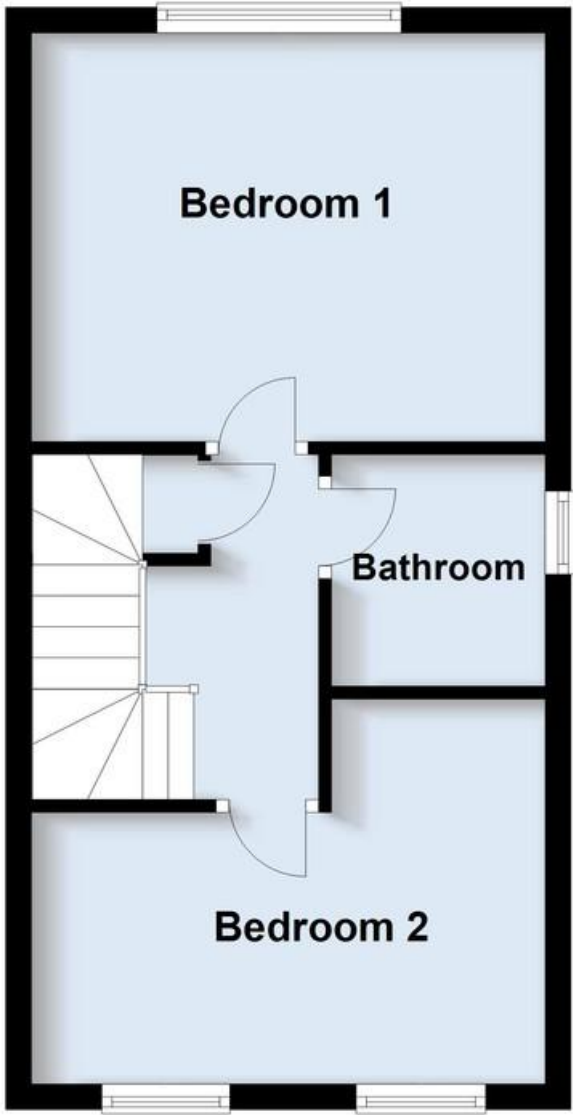
Regulated by RICS

The digitally calculated floor area is 69 sq m (743 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



Ulllyotts

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