



2B Providence Place  
Driffield  
YO25 6QQ

TO LET

£775 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 2B Providence Place

## Driffield

### YO25 6QQ

#### ACCOMIDATION

##### COMPOSITE FRONT ENTRANCE DOOR

Opening into

##### ENTRANCE HALL

With straight flight carpeted staircase to first floor. Understairs storage cupboard. Laminate flooring. Central light fitting. Smoke alarm. Radiator. Doors to

##### CLOAKROOM/WC

Low-level WC and pedestal wash hand basin with tiled splashback. Spotlight. Extractor fan. Laminate flooring. Radiator.

##### LOUNGE

14' 10" x 14' 0" (4.52m x 4.27m)

Central light fitting. Carpet. Electric fire with grey wooden surround and remote control\* which must remain at the property. Radiator.

##### KITCHEN

14' 2" x 13' 1" (4.32m x 3.99m)

One and one quarter bowl ceramic sink with mixer tap. Built-in "Flavel" electric oven and 4-ring electric hob. "Caple" extractor hood. Built-in "Flavel" fridge/freezer. Tiled splashbacks. Integrated "Flavel" washing machine and "Flavel" dishwasher. A range of base units and wall-mounted cupboards. Three-drawer unit. Downlighters. Radiator. Glazed door to rear yard. Laminate flooring.

##### LANDING

Carpet. Loft access. "Ideal" gas combination boiler in airing cupboard. Two central light fittings. Smoke and CO alarm. Radiator. Doors to

##### BEDROOM 1

19' 9" [MAX] x 12' 2" [MAX] (6.02m x 3.71m)

Carpet. Central light fitting. Radiator.

##### BEDROOM 2

13' 3" [MAX] x 13' 3" [MAX] (4.04m x 4.04m)

Carpet. Central light fitting. Radiator.

##### BATHROOM

10' 2" x 8' 9" (3.1m x 2.67m)

Panelled P-shaped bath with plumbed-in shower over and glass shower screen, low-level WC and pedestal wash hand basin with storage unit. Downlighters. Part wall tiled around bath/shower area. Ladder-style towel radiator. Extractor fan. Vinyl flooring. Mirror\*.

##### SEPARATE WC

8' 1" x 3' 10" (2.46m x 1.17m)

Low-level WC and pedestal wash hand basin with tiled splashback. Central light fitting. Ladder-style towel radiator. Vinyl flooring.

#### PARKING

Off-road parking under secure car port at the side of the property. Two allocated parking spaces to rear, bay numbers 17 and 18.

#### GARDEN

Private rear courtyard.

#### 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.

#### 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 C.

#### 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.

#### PAYMENTS

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

One month's rent: £775.00

Damage Deposit: £890.00

Total: £1665.00

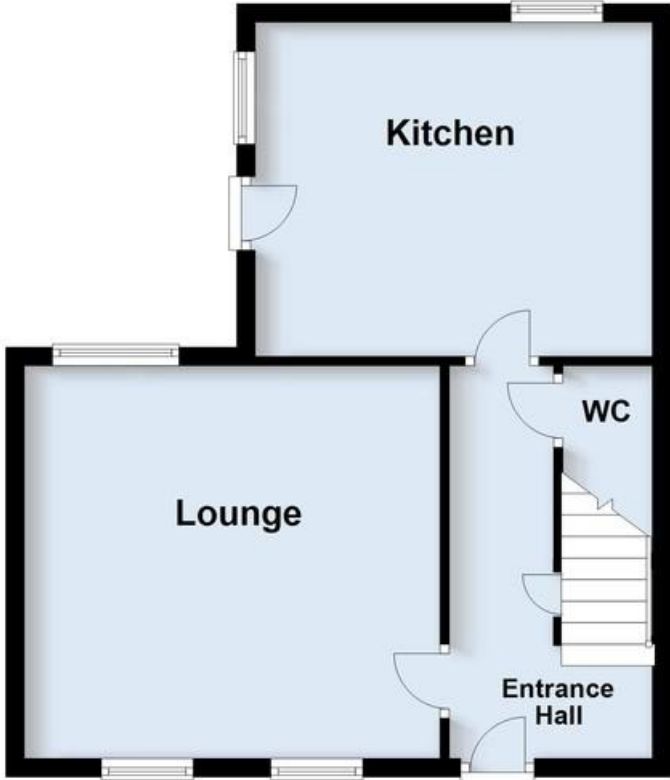
#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulyotts.

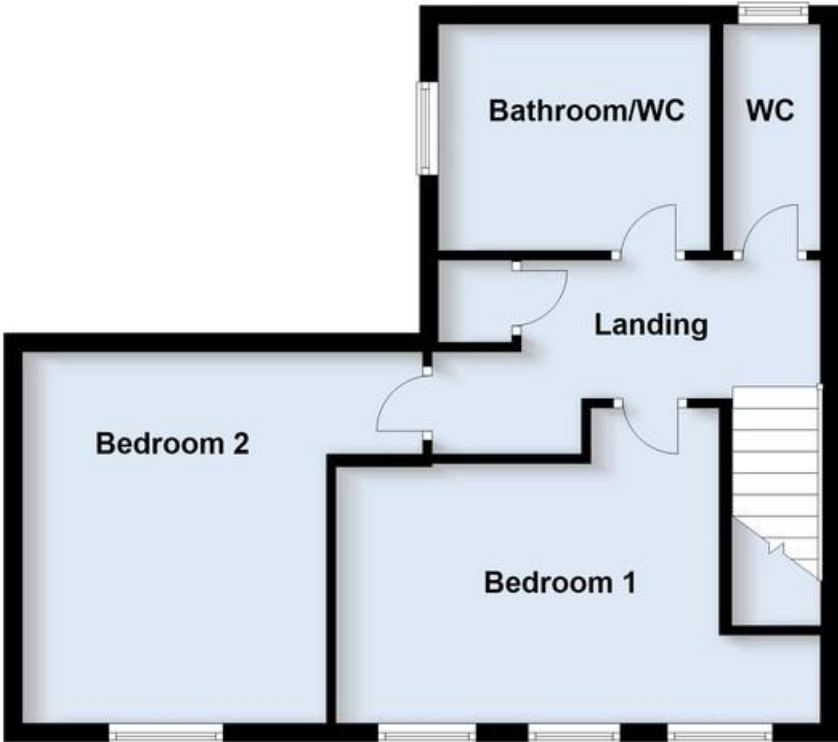
Regulated by RICS

The digitally calculated floor area is 105 sq m (1,130 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

**Ground Floor**



**First Floor**



# Ulllyotts

EST 1891



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