



1 Riverhead Gardens  
Driffield  
YO25 6AA

TO LET

**£850 pcm**

3 Bedroom End Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 1 Riverhead Gardens

## Driffield

### YO25 6AA

#### FRONT ENTRANCE DOOR

Leading into:

#### ENTRANCE HALL

Staircase leading to first floor with under stairs cupboard. Coat hooks\*. Two central light fittings and shades\*. Mains smoke alarm. Laminate flooring. Radiator. Doors to:

#### GARAGE

With up and over door. Plumbing for automatic washing machine with worktop over & side cupboard. Ideal Logic Max C30 Combi boiler. Light and power. Personal side door. Roller blind\* at rear door leading to the garden.

#### DOWNSTAIRS CLOAKS / WC

With low level WC. Pedestal wash hand basin. Toilet roll holder\*. Extractor fan. Central light fitting. Laminate flooring. Radiator.

#### GARDEN ROOM

Double glazed French doors into rear garden. Curtain pole\*. Shelf\*. Central light fitting. Laminate flooring. Radiator.

#### FIRST FLOOR LANDING

Mains smoke alarm. Central light fitting and shade\*. Carpet\*. Doors leading into:

#### LIVING ROOM

15' 10" x 13' 3" (4.83m x 4.04m)  
Stone effect fireplace with pebble fire inset. Double glazed French doors on to Juliet balcony. CO alarm. Three central light fittings and shades\*. Two curtain poles\* and curtains\*. Carpet. Two radiators.

#### KITCHEN

11' 0" x 8' 9" (3.35m x 2.67m)  
Range of units incorporating a one and a half bowl stainless steel single drainer sink unit. Integrated gas hob with extractor hood over. Built-in electric oven. Integrated fridge freezer and dishwasher. Roller blind\*. CO alarm. Downlighters. Radiator.

#### STUDY

6' 6" x 6' 1" (1.98m x 1.85m)  
With built-in shelving. Roller blind\*. Central light fitting and shade\*. Carpet. Radiator.

#### SECOND FLOOR LANDING

With built-in cupboard. Radiator. Loft access. Central light fitting. Mains smoke alarm. Doors to:

#### BEDROOM 1

13' 6" x 9' 1" (4.11m x 2.77m)  
Radiator. Fitted wardrobes and drawers. Curtain pole\*. Roller blind\*. Carpet. Central light fitting.

#### EN-SUITE SHOWER ROOM

Corner cubicle with plumber in shower. Pedestal wash hand basin. Low level WC. Extractor fan. Glass shelf\*. Mirror\*. Toilet roll holder\*. Towel ring\*. Carpet.

#### BEDROOM 2

9' 6" x 7' 10" (2.9m x 2.39m)  
Central light fitting. Curtain pole\*. Carpet. Radiator.

#### BEDROOM 3

7' 10" x 6' 6" (2.39m x 1.98m)  
Central light fitting. Curtain pole\*. Roller blind\*. Carpet. Radiator.

#### FAMILY BATHROOM

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Downlighters. Roller blind\*. Heated chrome towel rail. Laminate flooring. Extractor fan. Corner glass shelf. Glass shelf. Mirror\*.

#### GARDENS

Open plan lawned garden to the front with tarmacadam driveway. Good sized enclosed garden to the rear.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated and C.

#### 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: £850.00

Damage Deposit: £980.00

Total: £1830.00

#### NOTES

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.

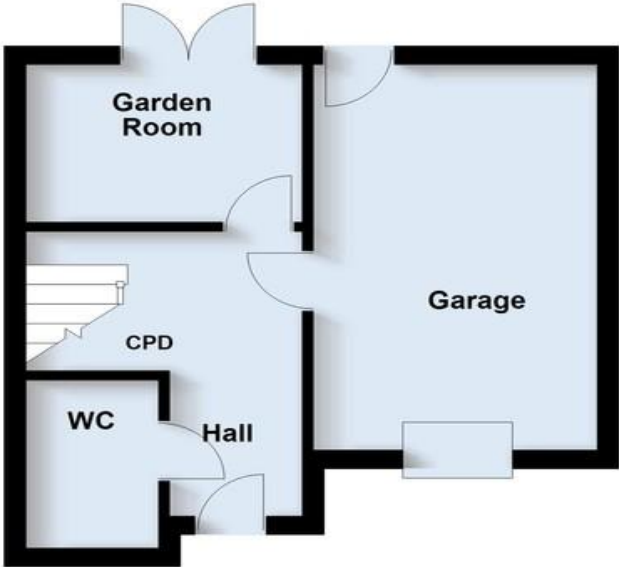
#### VIEWING

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

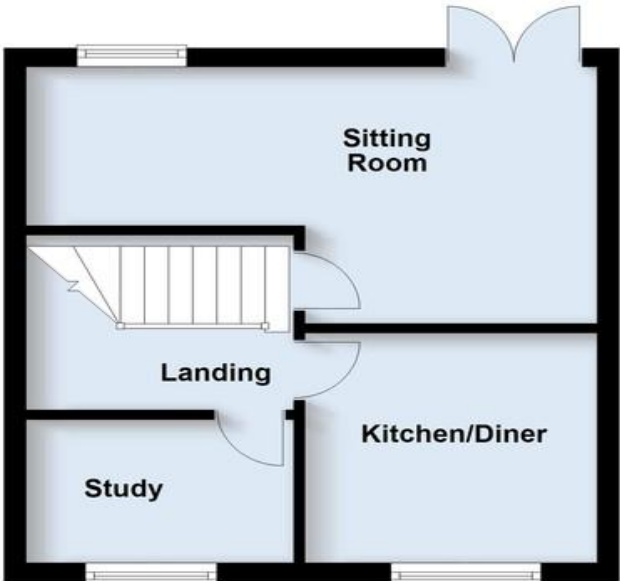
Regulated by RICS

The digitally calculated floor area is 86 sq m (926 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

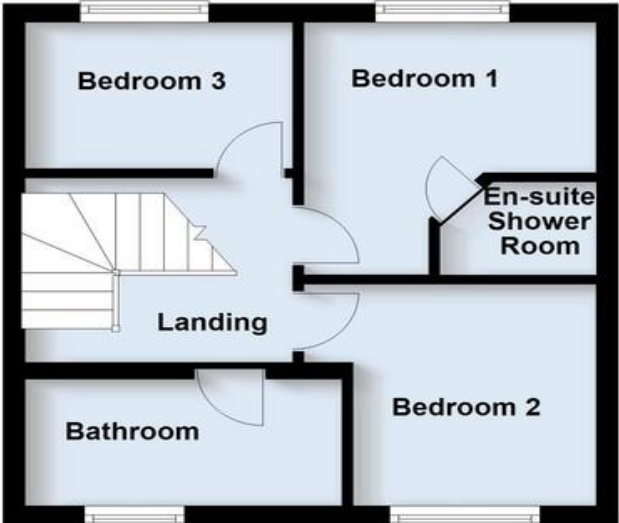
**Ground Floor**



**First Floor**



**Second Floor**



# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations