



1 Brook Street
Driffield

YO25 6QP

TO LET

£695 pcm

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■

EST 1891

01377 253456



Kitchen



3



2



1



On Road
Parking



Gas Central Heating

1 Brook Street, Driffield, YO25 6QP

LOCATION

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

ACCOMMODATION

Well-presented three-bedroom terraced home in excellent condition, featuring a fitted kitchen, separate sitting and dining rooms, and a spacious bathroom with separate shower. Benefits include gas central heating, uPVC double glazing, rear yard with gravelled garden, and on-street parking.

GLAZED FRONT ENTRANCE DOOR

Opening into

HALLWAY

10' 4" x 3' 0" (3.17m x 0.94m)

Carpeted hallway with central ceiling light and radiator, providing access to:



Lounge



Lounge - Virtually Staged



Dining Room



Dining Room - Virtually Staged

Accommodation

DINING ROOM

13' 11" x 11' 9" (4.24m x 3.58m)

A well-proportioned dining room featuring fitted carpet, a central ceiling light, smoke alarm, and radiator. The room also provides access to the staircase leading to the first floor, with a door through to the kitchen and a square archway opening to:

SITTING ROOM

12' 2" x 10' 5" (3.72m x 3.19m)

A cosy and inviting living room featuring fitted carpet, a central ceiling light, and a charming decorative brick fireplace with stone hearth and slate mantel as a focal point. The room is further complemented by a radiator.

KITCHEN

14' 3" x 5' 6" (4.36m x 1.69m)

A well-equipped kitchen fitted with a stainless steel sink set over a double base unit, complemented by additional double, corner, and three-drawer base units, along with a range of wall-mounted cupboards providing ample storage. The kitchen also features a built-in Lamona electric oven with a four-ring gas hob. Further benefits include a central ceiling light, radiator, and a door providing access to the rear.

FIRST FLOOR LANDING

11' 7" x 3' 9" (3.54m x 1.17m)

Carpeted landing with a central ceiling light, smoke alarm, and CO monitor, along with a Ravenheat central heating boiler. The area provides access to the staircase leading to the second floor and doors to:

BEDROOM 1 (FRONT)

14' 0" x 10' 5" (4.27m x 3.19m)

A well-proportioned double bedroom featuring fitted carpet, a central ceiling light, curtain pole* and radiator.

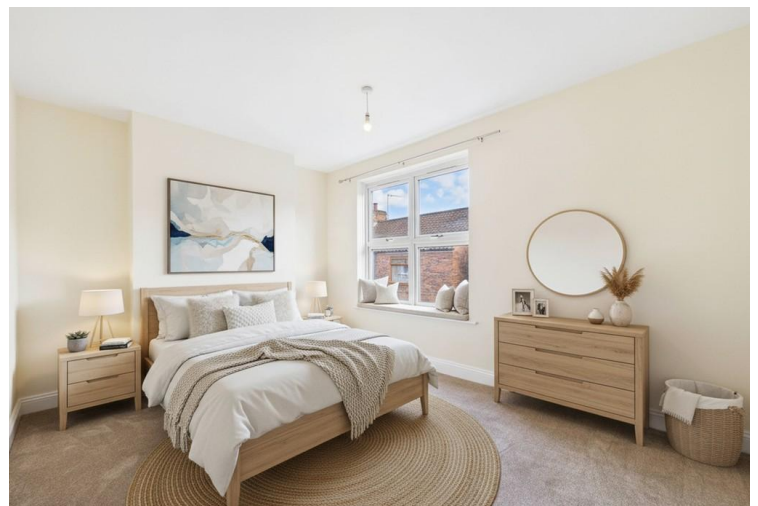
BATHROOM AND WC

11' 7" x 5' 6" (3.55m x 1.70m)

A spacious bathroom fitted with a classic white suite comprising a panelled bath, low-level WC, and pedestal wash hand basin. The room also benefits from an extra-width built-in shower cubicle with wet-walled surrounds and a plumbed-in shower for added convenience. Finished with vinyl flooring and a central ceiling light, the space is both practical and well presented.



Bedroom One



Bedroom One - Virtually Staged



Bathroom



Bathroom

SECOND FLOOR LANDING

2' 8" x 2' 8" (0.83m x 0.83m)

Carpeted second floor landing with central ceiling light fitting and smoke alarm, providing access to:

BEDROOM TWO

12' 10" x 7' 0" (3.93m x 2.13m)

A well-presented bedroom featuring fitted carpet, a central ceiling light fitting, and radiator, offering a comfortable and versatile living space.

BEDROOM THREE

10' 0" x 8' 1" (3.07m x 2.48m)

A light and airy bedroom featuring a Velux window providing excellent natural light, along with fitted carpet and a central ceiling light fitting.

CENTRAL HEATING

Gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the central heating system.

DOUBLE GLAZING

Sealed units in uPVC surrounds to windows only.

GARDENS

No forecourt garden. Gravelled yard to rear. Brick and tiled shed with plumbing for washing machine.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

PAYMENTS

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

One month's rent: £695.00

Damage Deposit: £800.00

Total: £1495.00



Bedroom Two



Bedroom Two



Bedroom Three



Garden

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.

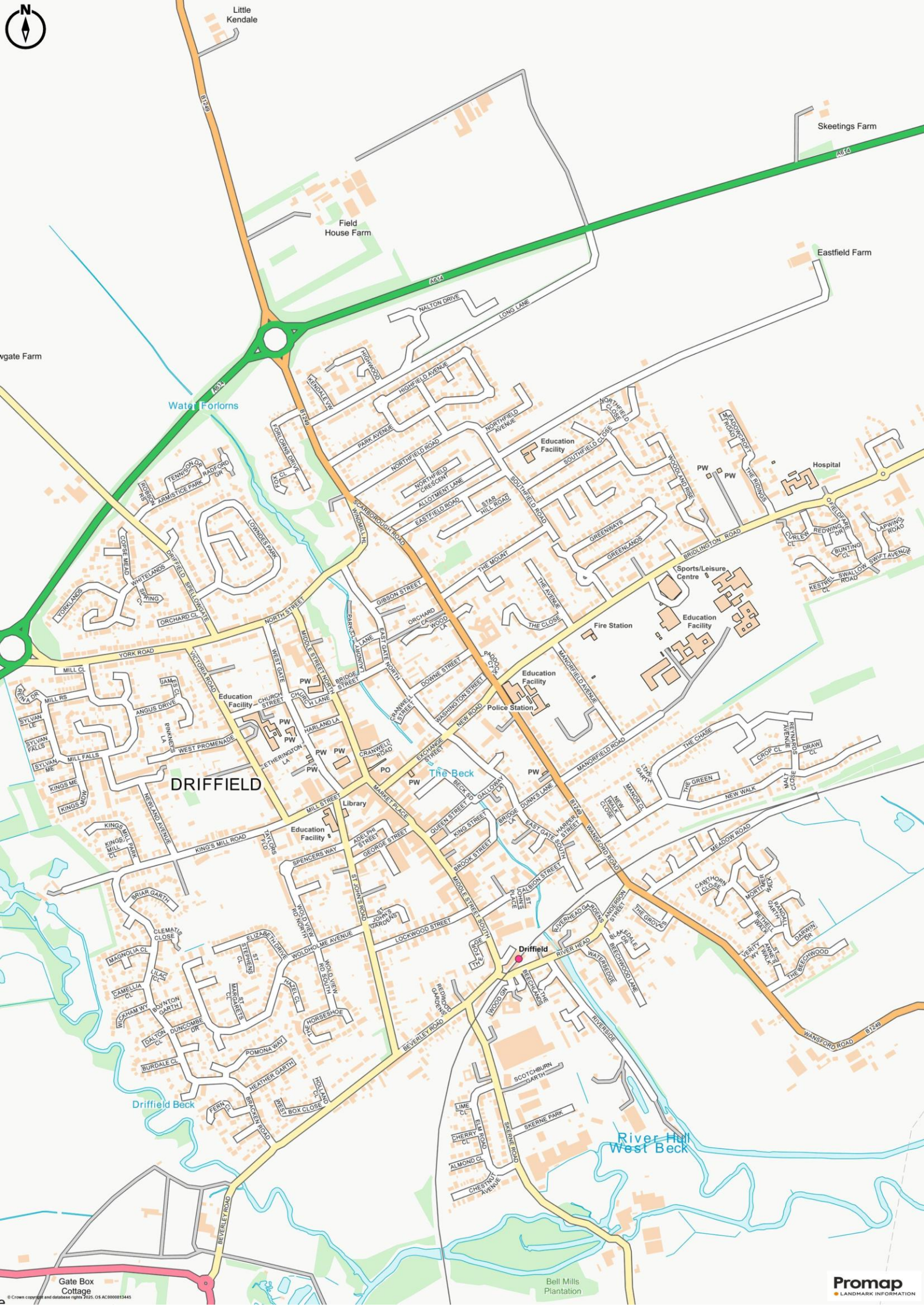
VIEWING

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

Regulated by RICS

The digitally calculated floor area is 78 sq m (844 sq ft).
 This area may differ from the floor area on the Energy Performance Certificate.





DRIFFIELD

Driffield

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

Ulllyotts

EST 1891



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