



Flat 3, 13 Lockwood Street  
Driffield

YO25 6RU

TO LET

**£695 pcm**

2 Bedroom Ground Floor Apartment

■ **Ulllyotts** ■

EST 1891

01377 253456



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On Road  
Parking



Gas Central Heating

## Flat 3, 13 Lockwood Street, Driffield, YO25 6RU

### 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

#### ENTRANCE HALL

Carpeted inner hallway with central ceiling light, offering access to the property's main living accommodation.

#### KITCHEN

A bright and well-appointed fitted kitchen featuring a range of contemporary shaker-style units, integrated double oven and four burner gas hob with extractor hood over, ample storage, and generous worktop space with tiled splash backs. The large arched window with vertical blinds\* fills the room with natural light, while the high ceilings enhance the sense of space. Further benefits include a fridge freezer\*, washing machine\*, central light fitting, laminate flooring and a radiator.



## Accommodation

### LOUNGE

A spacious and bright lounge enhanced by a large bay window, the room boasts high ceilings, neutral décor and attractive period detailing, while a feature electric fireplace with wooden surround, marble inset and hearth creates an elegant focal point. Offering a comfortable and inviting setting for both relaxation and entertaining, the room further benefits from fitted curtains with pelmet and voile, radiator, fitted carpet and a central ceiling light fitting with shade\*.

### BEDROOM ONE

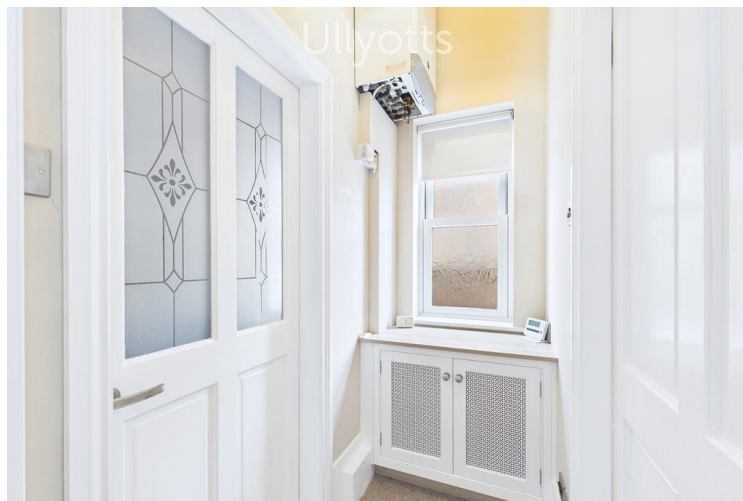
A well-proportioned bedroom featuring high ceilings and a tall window, the room is finished with fitted carpet and benefits from a curtain pole\* with curtains\* and voile\*. Additional features include two ceiling light fittings with shades\*, a built-in storage cupboard with split doors providing useful storage space incorporating a side window fitted with a roller blind\* and a radiator.

### BEDROOM TWO

A versatile room accessed from the inner hallway via a half-glazed door and offering direct access to the adjoining bedroom. Suitable for a variety of uses including a second bedroom, dressing room or home office, the room benefits from a ceiling light fitting with shade\*, radiator and a window fitted with a curtain pole\*, curtains\* and voile\* creating a bright and adaptable space.

### INNER HALLWAY

The inner hall houses the boiler and benefits from a built-in storage cupboard with shelf. Further features include fitted carpet, a window with roller blind\*, CO alarm and central light fitting with shade\* creating a bright and functional connecting space.



#### **SHOWER ROOM**

A walk-in shower room fitted with a thermostatic shower and glass screen. The suite comprises a low-level WC and wash hand basin, complemented by full wall tiling for a clean and modern finish. Additional features include a frosted window with roller blind\*, ladder-style heated towel radiator and a central ceiling light fitting.

#### **CENTRAL HEATING**

Gas fired central heating to radiators. The boiler also provides domestic hot water.

#### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

#### **GARDENS**

The property enjoys access to a charming communal walled garden, thoughtfully landscaped with gravel and patio areas, providing an attractive outdoor space for relaxation. A mature pear tree adds character and seasonal interest, while a seating area offers a pleasant setting to enjoy the surroundings.

#### **PARKING**

On Street Parking

#### **COUNCIL TAX BAND**

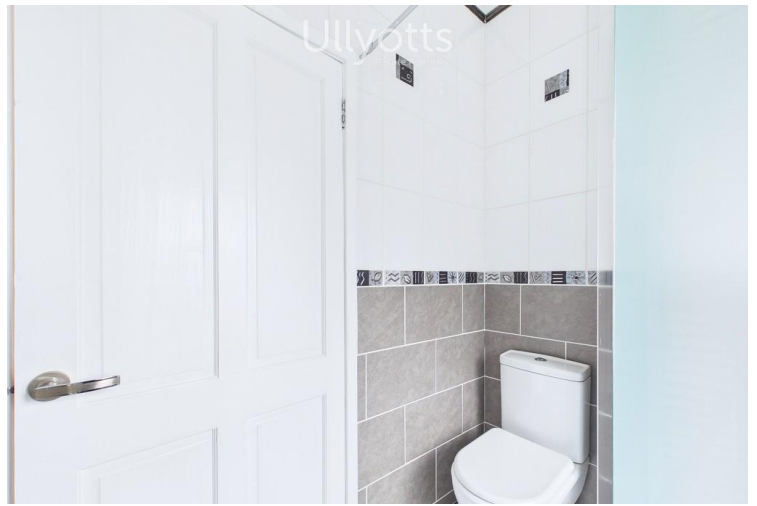
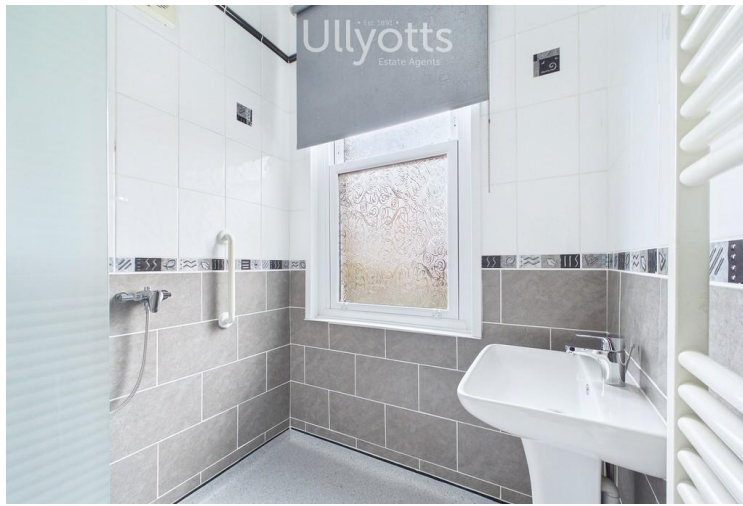
East Riding of Yorkshire council tax band A

#### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C.

#### **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

### 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.

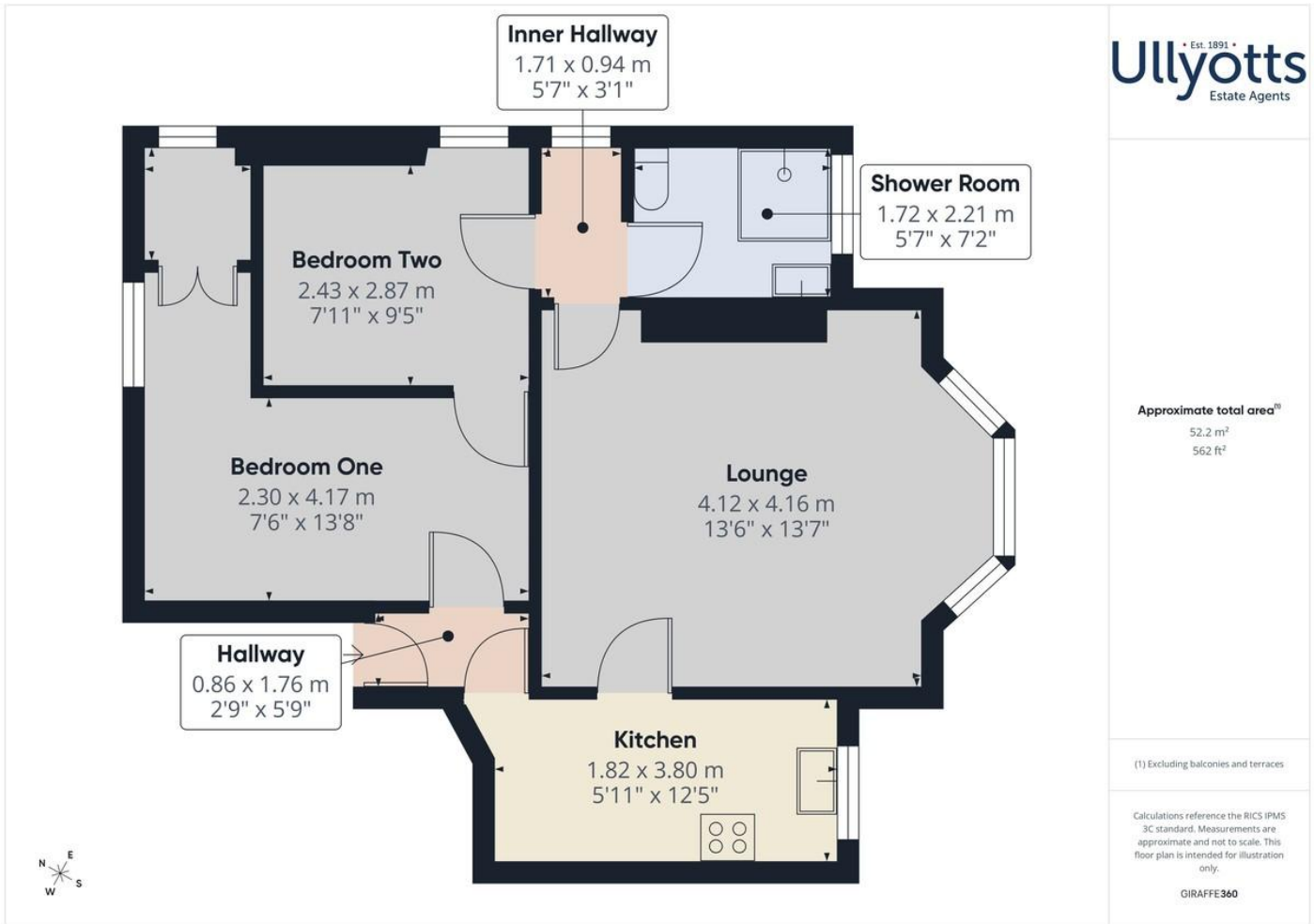
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

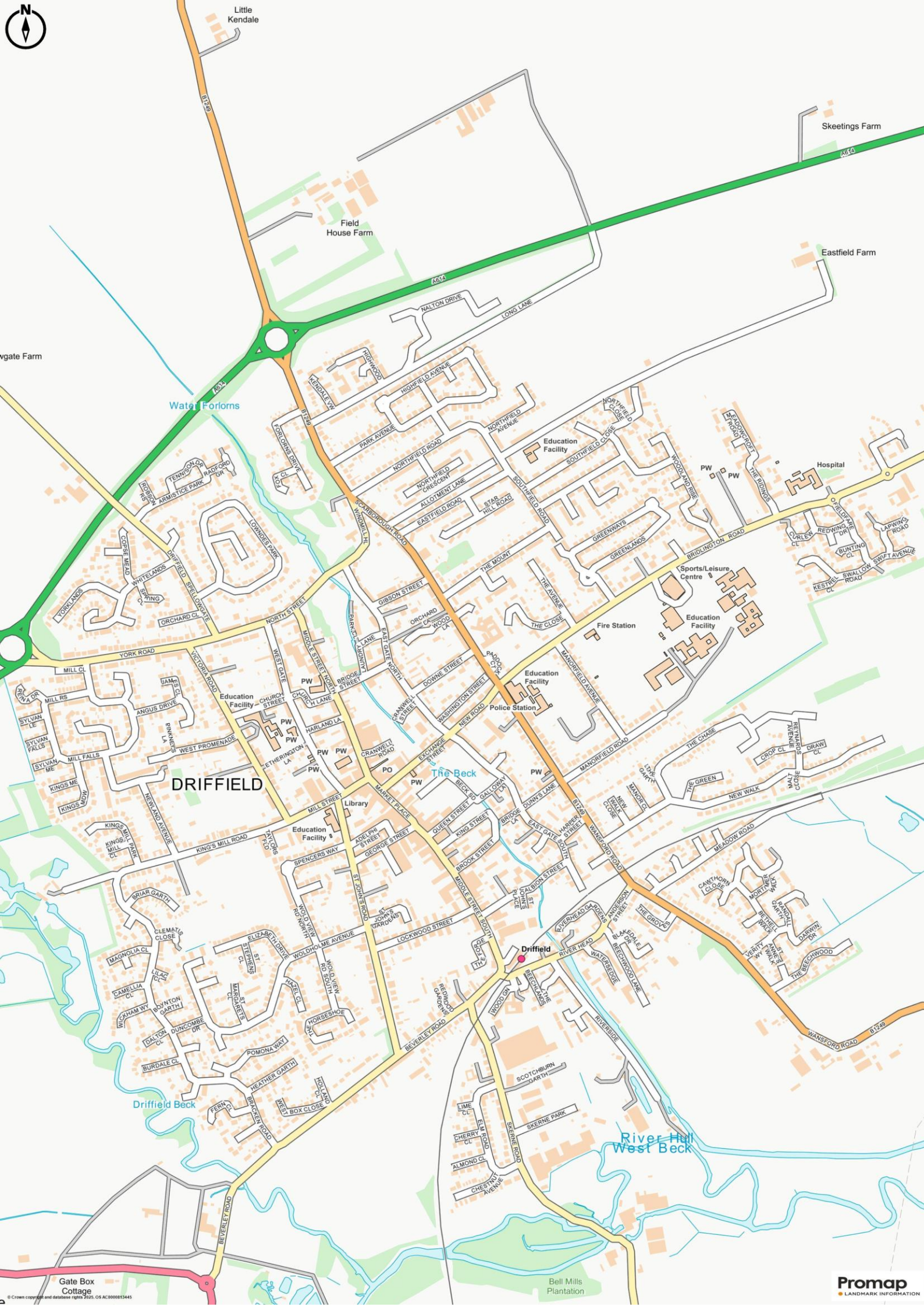
### VIEWING

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 Ulyotts.

Regulated by RICS

The digitally calculated floor area is 58 sq m (624 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Fororns

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

# 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



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