



16 Boynton Garth
Driffield
YO25 6UX

TO LET

£750 pcm

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

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Driffield

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FRONT ENTRANCE DOOR

Opening into Entrance Hall. Central light fitting with shade. Curtain pole* and door curtain*. Smoke alarm. Carpet. Radiator. Straight flight staircase to first floor and doors to:

CLOAKS/WC

With white suite having chrome fittings and comprising low level WC and wash hand basin. Central light fitting and shade*. Venetian blind*. Mirror*. Toilet roll holder*. Vinyl flooring. Radiator.

SITTING ROOM

17' 0" x 11' 11" [into west facing bay window (5.18m x 3.63m) Door to understairs storage cupboard with alarm pad and coat hooks*. Carpet. Radiator. Smoke alarm. Central light fitting with shade. Curtain pole*. Venetian blinds*. Door also to:

KITCHEN/DINING AREA

15' 2" x 9' 6" (4.62m x 2.9m)
One and a half bowl single drainer stainless steel sink unit with two corner and three single base units. Three single wall mounted cupboards. Plumbing for automatic washing machine and extractor hood. Wall mounted gas central heating boiler in housing. Gas cooker. Two central light fittings. Venetian blind*. Curtain pole* and curtains*. Vinyl flooring. Double-glazed French windows to rear garden. CO Alarm. Radiator.

LANDING

Loft access. Central light fitting and shade*. Side aspect window with venetian blind*. Carpet. Smoke alarm. Radiator. Doors to:

BEDROOM ONE

14' 1" x 9' 0" (4.29m x 2.74m)
Central light fitting. Carpet. Venetian blind*. Curtain pole*. Radiator.

BEDROOM TWO

10' 10" x 8' 0" (3.3m x 2.44m)
Central light fitting. Carpet. Venetian blind*. Curtain pole*. Radiator.

BEDROOM THREE

7' 6" x 7' 0" (2.29m x 2.13m)
Carpet. Central light fitting. Venetian blind*. Radiator.

BATHROOM

With white suite having chrome fittings and comprising panelled bath with Mira plumbed-in shower attachment over, pedestal wash hand basin and low level WC. Fully tiled over bath and with shower screen. Tiling to half height elsewhere.

Electric shaver point. Bathroom cupboard*. Toilet roll holder*. Towel ring*. Extractor fan. Built-in overstairs cupboard. Vinyl flooring. Radiator.

CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

PARKING

Off road parking

GARDENS

Lawns to both front and rear, the rear garden also includes a patio. Garden shed*. Outside lights both front and rear.

COUNCIL TAX BAND

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

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, electricity, gas, drainage and telephone.

PAYMENTS

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

One month's rent: £750.00

Damage Deposit: £865.00

Total: £1615.00

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.

The washing machine and electric cooker are there for the use of the tenants. It is the tenants responsibility to connect the appliances and it is not the responsibility of the landlord to replace/repair the washing machine or electric cooker.

* 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.

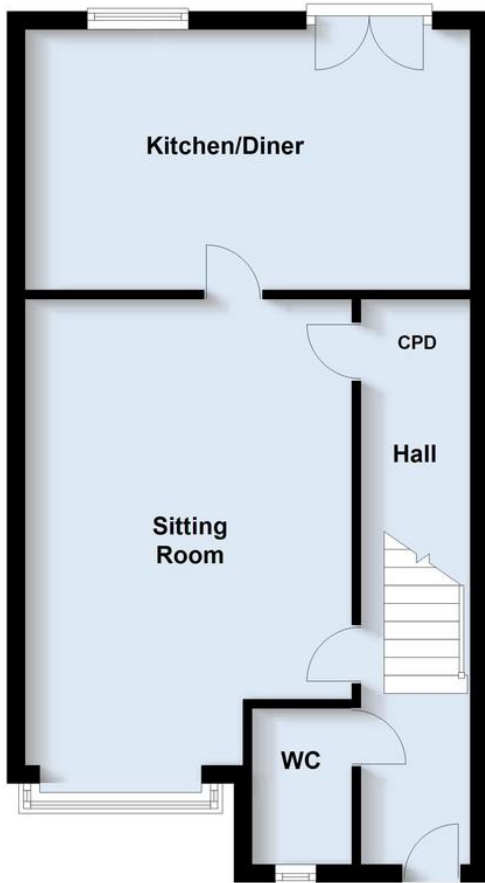
VIEWING

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

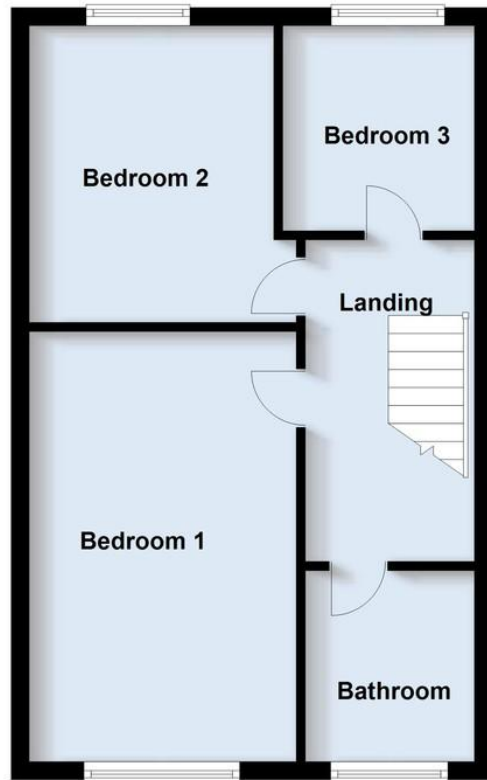
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 74 sq m

Ground Floor



First Floor



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