



6 Riverhead Gardens
Drifffield
YO25 6AA

TO LET

£725 pcm

3 Bedroom Town House

■ Ulllyotts ■
EST 1891

01377 253456

6 Riverhead Gardens

Driffield

YO25 6AA

ENTRANCE HALL

Carpet. Smoke alarm. Radiator. With door to garage and doors also to:

CLOAKROOM / WC

With white suite and chrome fittings comprising low level WC and pedestal wash hand basin. Central light fitting. Vinyl Flooring. Towel ring* and toilet roll holder*. Radiator.

BEDROOM 3 / STUDY

8' 5" x 7' 5" (2.57m x 2.26m)

With double glazed French windows to the Garden. Central light fitting. Carpet. Radiator. Staircase from the entrance hall to:

FIRST FLOOR LANDING

Carpet. Smoke alarm. Central light fitting. Radiator. Doors to:

KITCHEN

9' 2" x 8' 3" (2.79m x 2.51m)

One and a half bowl stainless steel sink unit with corner and two single base units. Drawer unit. Four single wall mounted cupboards. Integrated dish washer, refrigerator and freezer. Integrated electric oven with gas four ring hob and extractor hood. Vinyl flooring. Extractor fan. Four spot lighting track. Tiled splashbacks. Opening to:

LOUNGE / DINING AREA

19' 4" x 11' 4" (5.89m x 3.45m)

Natural wood fireside surround with marble inset and hearth and living flame gas fire in situ. Carpet. Two central light fittings (chandelier-style). Two curtain poles*. CO alarm. Two radiators. Double-glazed French windows.

SECOND FLOOR LANDING

With built in full height storage cupboard. Carpet. Central light fitting. Loft access. Smoke alarm. Radiator. Door to:

BEDROOM ONE

11' 2" x 10' 4" (3.4m x 3.15m)

Central light fitting. Curtain pole*. Two double wardrobes*. Carpet. Radiator.

BEDROOM TWO

11' 2" x 10' 4" (3.4m x 3.15m)

Central light fitting. Carpet. Radiator.

BATHROOM AND WC

With white suite and chrome fittings comprising panelled bath with "Aqualisa" plumbed-in shower and shower curtain*, pedestal wash hand basin and low-level WC. Extractor fan. Towel rail*. Toilet roll holder*. Towel ring*. Vinyl flooring. Central light fitting with three spots. Fully wall tiled over shower area. Radiator.

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.

GARAGE

20' 3" x 8' 8" (6.17m x 2.64m)

Integral garage with up and over door approached over driveway. Two personal doors. Plumbing for washing machine*. CO alarm. Incorporating also:

UTILITY AREA

Comprising single drainer stainless steel sink unit with single and double base units. Washing machine*. "Vaillant" wall mounted gas combination boiler.

GARDENS

The south facing rear garden incorporates a patio area with lawn beyond.

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 C.

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

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.

PAYMENTS

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

One month's rent: £725.00

Damage Deposit: £835.00

Total: £1560.00

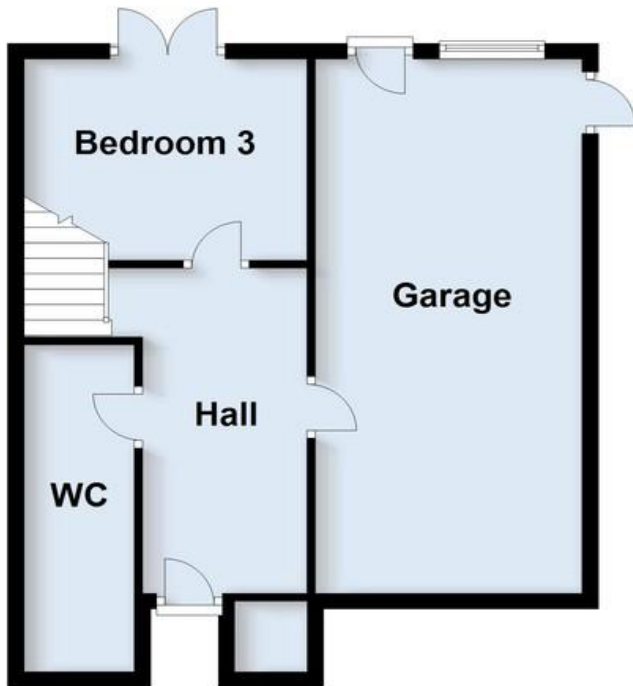
VIEWING

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

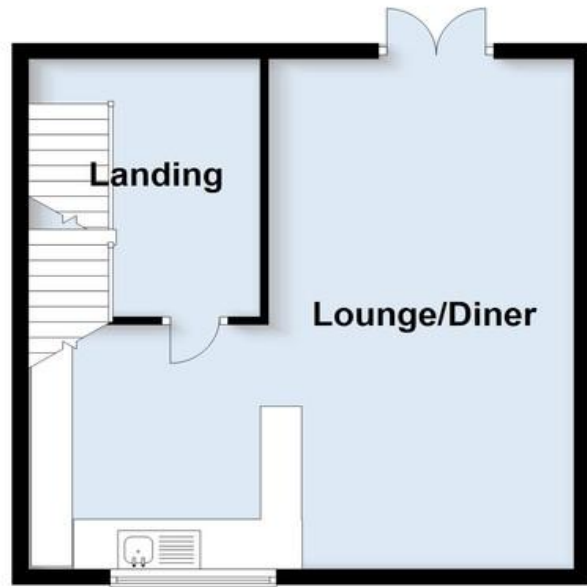
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 82 sq m

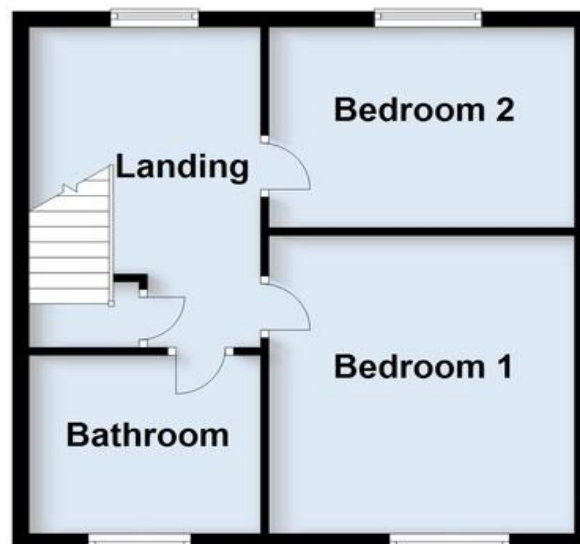
Ground Floor



First Floor



Second Floor



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