



76 New Walk  
Driffield  
YO25 5LE

TO LET

£725 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 76 New Walk

## Driffield

### YO25 5LE

#### COMPOSITE FRONT ENTRANCE DOOR

Path leading to canopied front entrance door. Outside light.  
Opening into:

#### ENTRANCE HALL

Black entrance matting. Central light fitting. Security alarm panel. Radiator. Mains smoke alarm. Doors to:

#### CLOAKS/WC

White suite comprising low-level WC and pedestal wash hand basin. Laminate flooring. Tiled splashback. Radiator. Central light fitting. Extractor fan. Mirror\*.

#### LOUNGE

16' 4" x 10' 5" (5m x 3.18m)  
Central light fitting. Curtain Pole\*. Under stairs cupboard. Safe\*. Laminate flooring. Radiator. Carpeted quarter turn staircase to first floor. Door to:

#### DINING KITCHEN

13' 2" x 10' 6" (4.02m x 3.21m)  
With a range of built-in modern units including base units and wall-mounted cupboards. Three drawer unit. Tiled splashbacks. Dark grey composite "Quartz" one and a half bowl sink with stainless steel mixer tap. Built in "Flavel" electric oven and four-ring "Flavel" ceramic hob. Extractor hood. Built-in fridge/freezer. Built-in "Flavel" washing machine. Built-in dishwasher. Heat detector. Curtain Pole\*. Laminate flooring. Radiator. 6 x downlights. Double patio doors opening onto patio.

#### LANDING

Carpet. Loft access. Mains smoke alarm. Central light fitting. Door to airing cupboard housing "Ideal" gas central heating boiler and CO alarm. Doors to:

#### BEDROOM 1 (REAR)

13' 2" x 10' 6" (4.03m x 3.21m)  
Central light fitting. Curtain pole\* and curtains\*. Roller blind\*. Carpet. Radiator.

#### BEDROOM 2 (FRONT)

13' 3" x 9' 4" (4.04m x 2.85m)  
Central light fitting. Curtain poles\* and curtains\*. Carpet. Radiator.

#### BATHROOM

White suite comprising panelled bath with mixer tap and plumbed-in shower over. Glass shower screen. Low-level WC

and pedestal wash hand basin. Tiled walls and tiled flooring. Mirror\*. Four downlights. Ladder-style radiator. Extractor fan.

#### GARDENS

Lawned area to front and enclosed lawn to rear with patio area. Timber shed\*. Outside light.

#### PARKING

Off-road parking available for up to two cars on gravel driveway.

#### 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.

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

#### COUNCIL TAX BAND

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

#### 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: £725.00

Damage Deposit: £835.00

Total: £1560.00

#### 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.

\* 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.

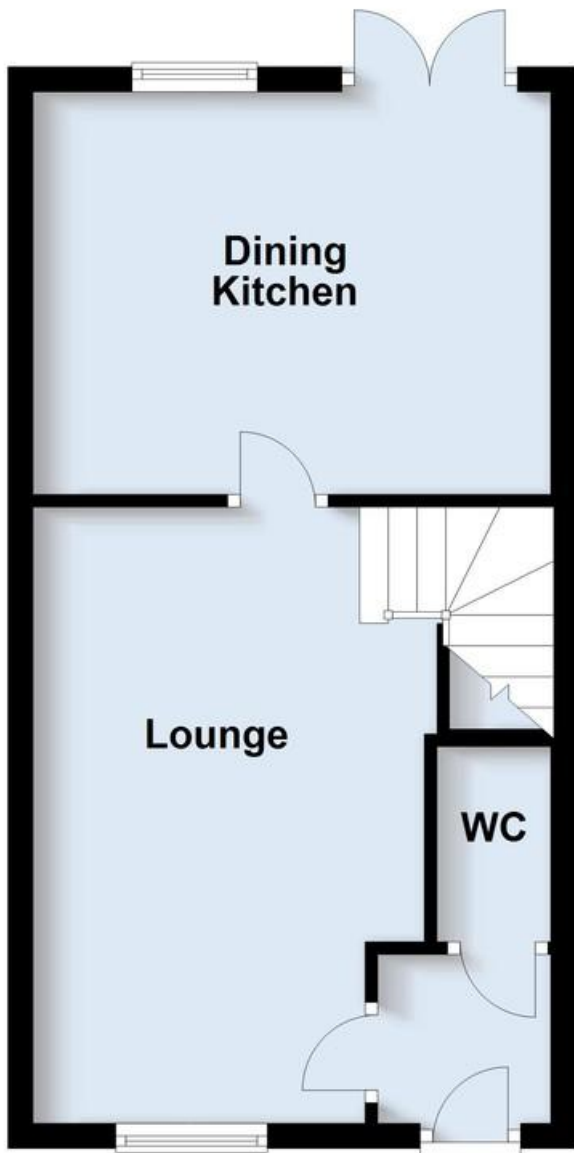
#### VIEWING

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

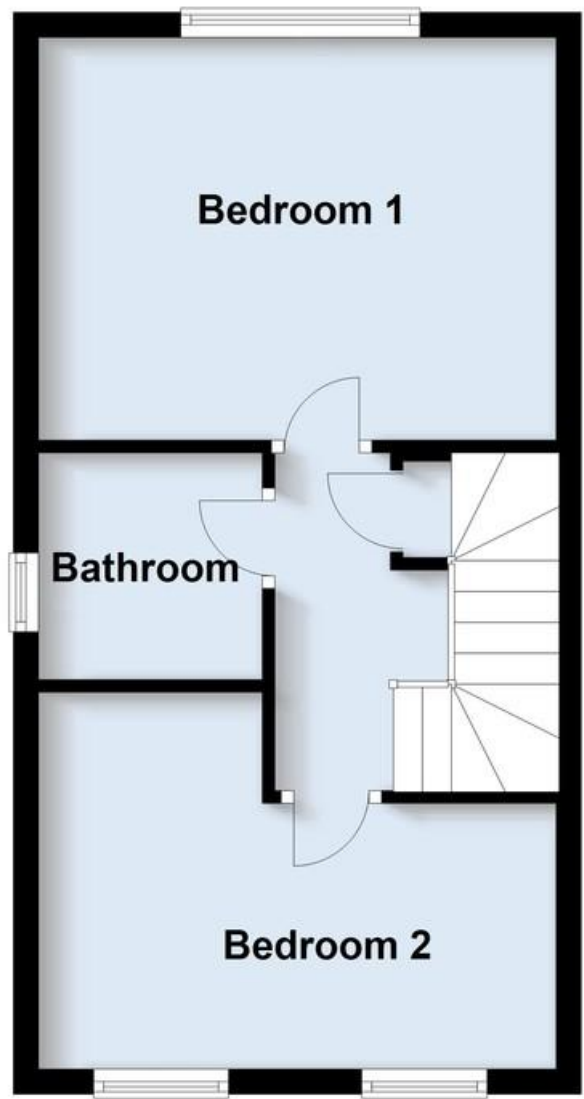
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 69 sq m

### Ground Floor



### First Floor



# Ulllyotts

EST 1891



## Drifffield Office

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