



12A Middle Street  
Driffield  
YO25 4JS

TO LET

**£575 pcm**

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 12A Middle Street

## Driffield

### YO25 4JS

#### ACCOMMODATION

##### FRONT ENTRANCE DOOR

Opening into shared entrance hall. Smoke alarm. Door to

##### LOUNGE

12' 6" [max] x 12' 3" [max] (3.81m x 3.73m)

Central light fitting. Downlighters in alcoves. Roller blind\*.

Laminate flooring. Electric radiator. Staircase to first floor.

Understairs cupboard. Door to

##### DINING KITCHEN

16' 0" x 10' 6" (4.88m x 3.2m)

Stainless steel one and a half bowl sink unit. Built-in "Prima" electric oven with four-ring electric hob and chimney style cooker hood. Built-in fridge freezer and built-in LG washing machine. Seven single, one corner and three drawer base units. Three wall mounted units. Downlighters. Heat detector. Vinyl flooring. Storage cupboard with light. Radiator. French doors to rear.

##### LANDING

Carpet. Central light fitting. Smoke alarm. Loft access. Electric radiator. Doors to

##### BEDROOM ONE (FRONT)

15' 2" [max] x 6' 11" [max] (4.62m x 2.11m)

Electric radiator. Carpet. Central light fitting. Built-in airing cupboard housing hot water tank.

##### BEDROOM TWO

10' 5" x 8' 4" (3.18m x 2.54m)

Electric radiator. Central light fitting. Carpet.

##### BEDROOM THREE

7' 4" x 6' 10" (2.24m x 2.08m)

Electric radiator. Central light fitting. Carpet.

##### BATHROOM

White suite comprising panelled bath with shower over and shower screen, low-level WC and pedestal wash hand basin. Mirrored cabinet. Shaver point. Downlighters. Slate-effect laminate flooring. Ladder-style radiator. Tiled around bath and shower area.

##### CENTRAL HEATING

Heating provided by electric radiators.

##### DOMESTIC HOT WATER

Provided by the immersion heater.

##### DOUBLE GLAZING

Timber sealed double glazing units. uPVC patio doors to rear.

##### PARKING

On-street parking only.

##### COUNCIL TAX BAND

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

##### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E.

##### GARDENS

No forecourt garden. Patio and gravelled garden to the rear. Shed\*.

##### SERVICES

Mains water, drainage and electric 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: £575.00

Damage Deposit: £660.00

Total: £1235.00

##### 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.

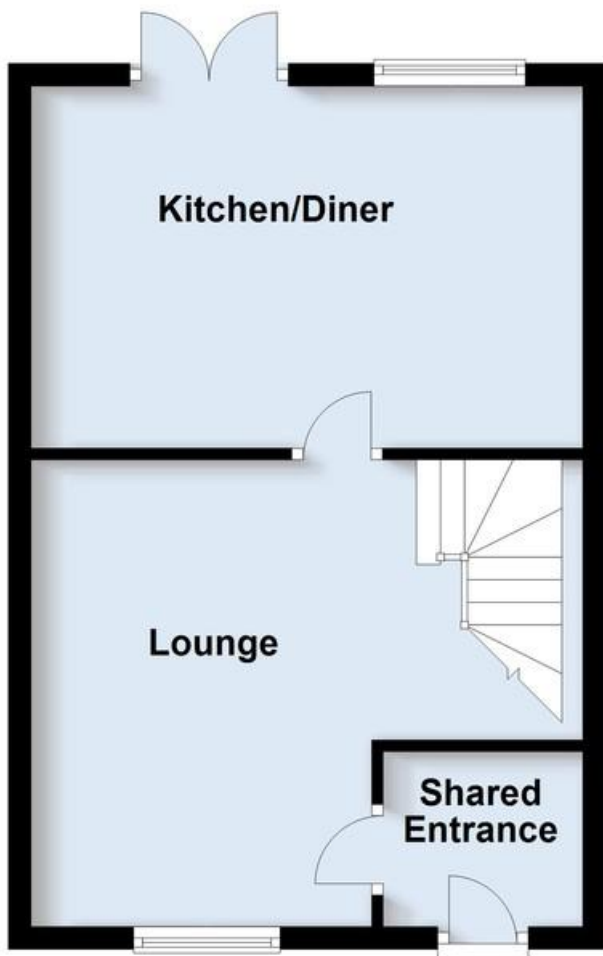
##### VIEWING

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

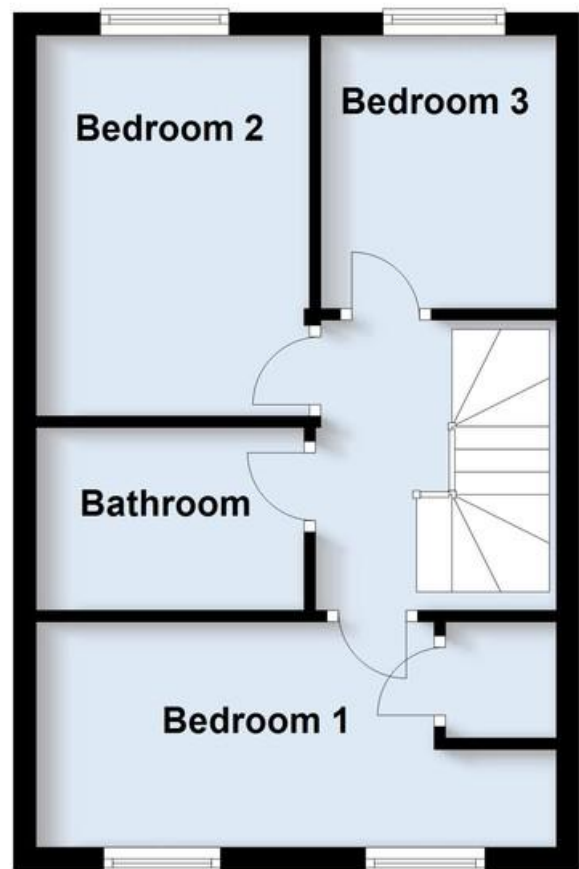
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 68 sq m

### Ground Floor



### First Floor



# ■ Ulllyotts ■

EST 1891



## Drifffield Office

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