



26 Exchange Street
Driffield
YO25 6LL

TO LET

£550 pcm

3 Bedroom Apartment

■ Ulllyotts ■

EST 1891

01377 253456

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Driffield

YO25 6LL

GLAZED ENTRANCE DOOR

Opening into entrance hallway. Central light fitting. Straight flight staircase to first floor

FIRST FLOOR LANDING

Carpet. Doors to

SHOWER ROOM

Shower cubicle with plumbed-in shower. Low-level WC and pedestal wash hand basin. Ceramic tiled flooring. Shaver socket. Extractor fan. Central light fitting. Radiator.

BEDROOM 3

12' 6" x 7' 11" (3.81m x 2.41m)
Carpet. Central light fitting. Radiator.

HALLWAY

Carpet. Central light fitting. Understairs storage cupboard housing "Ideal Logic" gas central heating boiler. Smoke alarm. CO alarm. Doors to

LOUNGE

18' 6" x 13' 11" (5.64m x 4.24m)
Carpet. Two radiators. "Stone" hearth and mantle. Two central light fittings.

DINING KITCHEN

15' 0" x 13' 5" (4.57m x 4.09m)
One and one half bowl stainless steel sink unit with mixer tap. Seven base units with drawers above. One corner unit. Built-in under counter fridge and built-in under counter freezer. Plumbing for washing machine. Built-in double "Creda" electric oven in three quarter height cupboard. Ceramic four ring electric hob. Chimney extractor hood. Two four-spot light fittings. Granite worktops with upstand. Radiator. Laminate flooring.

LANDING

Carpet. Central light fitting. Smoke alarm. Doors to

BEDROOM 1

13' 9" x 9' 10" (4.19m x 3m)
Central light fitting. Carpet. Radiator.

BEDROOM 2

19' 0" x 8' 8" (5.79m x 2.64m)
Central light fitting. Carpet. Radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

Part uPVC sealed double-glazed units.

PARKING

On street parking available.

GARDENS

There is no garden. Shared rear courtyard 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.

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: £550.00

Damage Deposit: £630.00

Total: £1180.00

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.

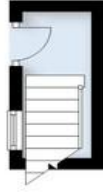
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

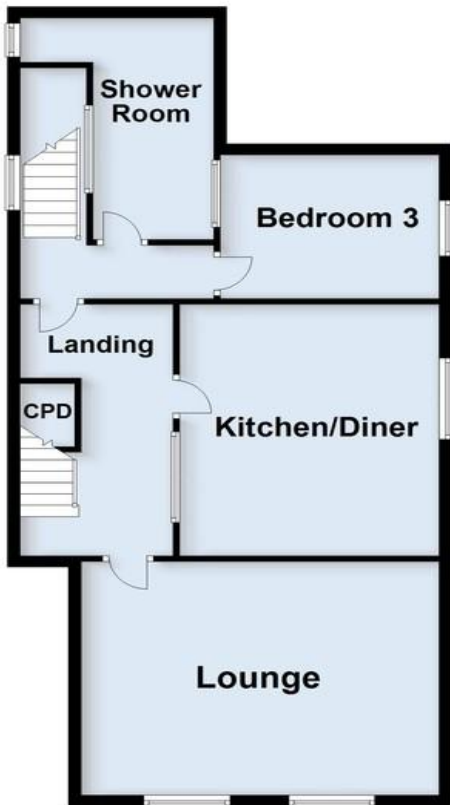
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

The stated EPC floor area, (which may exclude conservatories),
is approximately 103 sq m

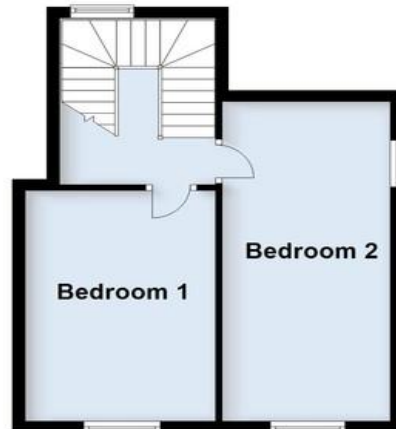
Ground Floor



First Floor



Second Floor



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