



4 Eastgate Mews  
Driffield  
YO25 6HL

TO LET

£750 pcm

3 Bedroom End Terraced House

■ Ulllyotts ■  
EST 1891

01377 253456

# 4 Eastgate Mews

## Driffield

### YO25 6HL

#### GLAZED UPVC FRONT ENTRANCE DOOR

Opening into

#### ENTRANCE

5' 4" x 3' 4" (1.63m x 1.03m)

Vinyl flooring. Central light fitting. Door to

#### LOUNGE

14' 10" [into alcoves] x 13' 11" (4.54m [into alcoves] x 4.25m)

Carpet. Central light fitting. Smoke alarm. Radiator. 2 x curtain poles\*. Door to

#### INNER HALLWAY

Carpet. Straight flight staircase to first floor. Door to

#### DINING KITCHEN

14' 10" x 12' 7" (4.54m x 3.86m) [max]

Vinyl flooring. Fluorescent strip light. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine.

Space for freestanding fridge/freezer. Range of built in units including base units and wall-mounted cupboards. Four drawer unit. Space for freestanding cooker. Tiled splash backs. Under stairs storage cupboard. Radiator. Heat detector. UPVC glazed door to garden.

#### LANDING

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

#### BEDROOM 1 (FRONT)

14' 1" x 8' 2" (4.31m x 2.50m)

Carpet. Central light fitting. Radiator. Curtain pole\*. Built in cupboard with hanging rail, shelf and 2 x hooks\*.

#### BEDROOM 2 (REAR)

9' 3" x 8' 2" (2.83m x 2.50m)

Carpet. Central light fitting. Radiator. Curtain pole\*. Built in storage cupboard and cupboard housing wall-mounted gas combination boiler. CO monitor.

#### BEDROOM 3 (FRONT)

11' 1" x 6' 5" (3.39m x 1.96m)

Carpet. Central light fitting. Radiator. Curtain pole\*.

#### BATHROOM

6' 4" x 6' 4" (1.95m x 1.94m)

Vinyl flooring. White suite comprising panelled bath with mixer tap and plumbed-in shower over. Glass shower screen. Pedestal wash hand basin and low-level WC. Radiator. Central light fitting. Wet wall panelling to walls.

#### 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

The property benefits from a single garage to the rear of the property with up and over door.

#### PARKING

On street parking only or space inside garage.

#### GARDENS

Gravelled forecourt. Side gate to garden. Enclosed garden with patio area and lawn beyond.

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

#### 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.

#### 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.

#### 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

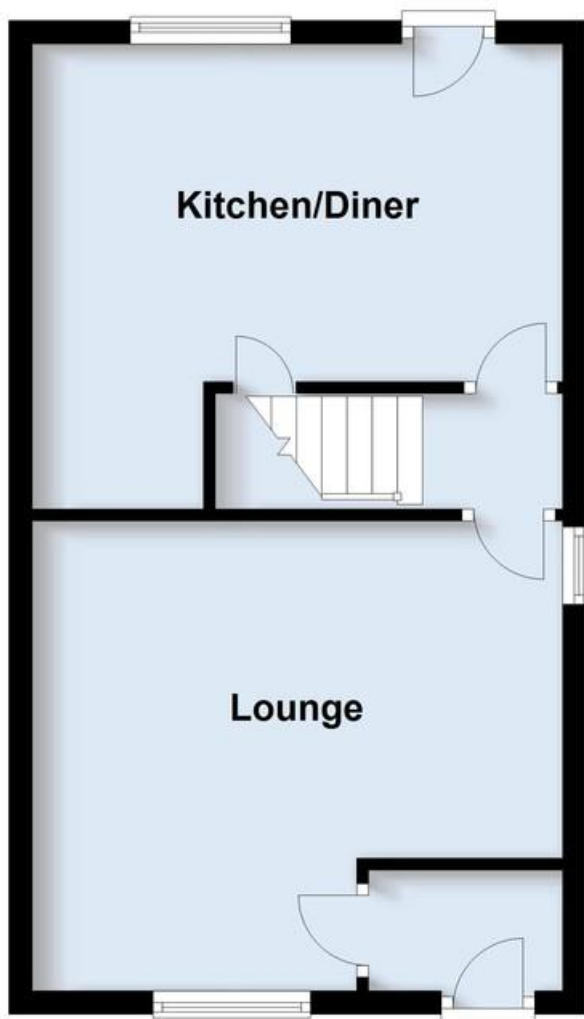
#### VIEWING

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

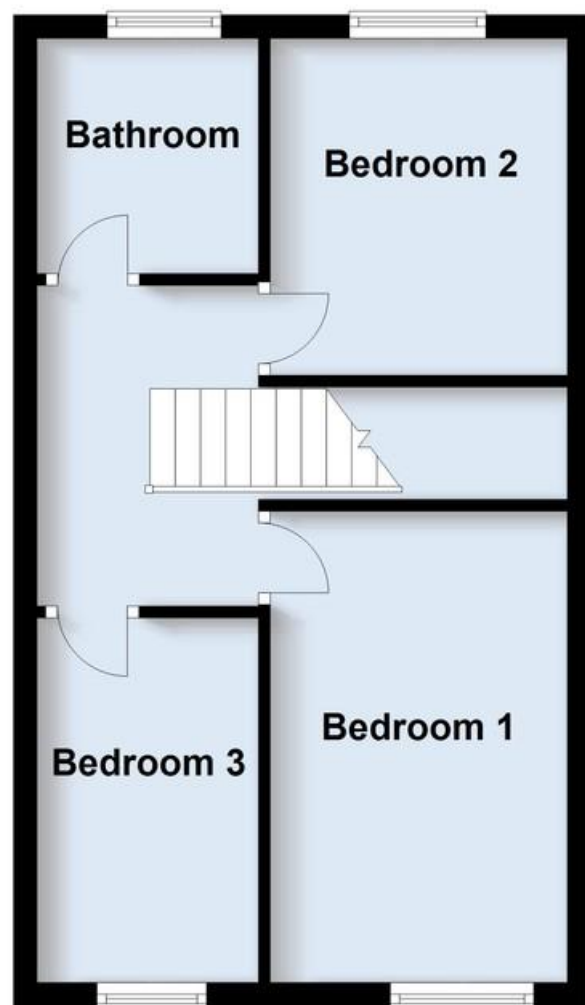
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 72 sq m

**Ground Floor**



**First Floor**





# ■ Ulllyotts ■

EST 1891



## Driffield Office

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