



59 New Walk
Driffield
YO25 5LE

TO LET

£895 pcm

3 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

59 New Walk Driffield YO25 5LE

FRONT ENTRANCE DOOR

Opening into

ENTRANCE HALL

With entrance matting. Laminate flooring. Radiator. Central light fitting and shade*. Doors to

CLOAKROOM/WC

White suite comprising low-level WC and pedestal wash hand basin. Tiled splashback. Mirror* above. Tiled flooring. Central light fitting. Wall-mounted "Ferrolti" gas central heating combi boiler. Radiator.

LOUNGE/DINING AREA

17' 5" x 15' 8" (5.31m x 4.78m)

Laminate flooring. Two central light fittings with shades*. Understairs storage cupboard with carpet and coat hooks*. Mains smoke alarm. CO alarm. Contemporary wall-mounted electric fire. Curtain pole* above patio doors and set of curtains*. Carpeted staircase to the first floor. Two radiators. Patio doors opening onto garden.

KITCHEN

12' 9" x 7' 5" (3.89m x 2.26m)

With a modern range of units including base and wall-mounted cupboards. Five drawer unit. Built-in appliances including "Beko" fridge/freezer, "Flavel" slim line dishwasher, "Neff" electric oven and four ring electric hob with extractor hood over. Porcelain one and one half bowl sink unit with mixer tap. Tiled splashbacks. Roman blind*. Laminate flooring. Downlighters. Radiator.

LANDING

Carpet. Smoke alarm. Loft access. Central light fitting and shade*. Radiator. Doors to

BEDROOM 1 (FRONT)

13' 3" x 9' 11" (4.04m x 3.02m)

Carpet. Central light fitting and shade*. Two venetian blinds*. Built-in wardrobes with sliding doors. Radiator.

BEDROOM 2 (REAR)

10' 0" x 9' 0" (3.05m x 2.74m)

Carpet. Central light fitting and shade*. Curtain pole* and curtains*. Radiator.

BEDROOM 3 (REAR)

11' 5" x 6' 0" (3.48m x 1.83m)

Carpet. Central light fitting and shade*. Curtain pole* and curtains*. Radiator.

BATHROOM

White suite comprising panelled bath with plumbed-in shower over and glass shower screen. Pedestal wash hand basin and low-level WC. Toilet roll holder* and towel ring*. Ladder style chrome towel radiator. Shaver point. Downlighters. Extractor fan. Fully wall tiled and tiled flooring.

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.

PARKING

Off-road parking available on gravelled side driveway for up to two vehicles.

GARDENS

Lawned garden to front with path to front entrance door. South-facing rear garden with patio area and lawn beyond. Raised decking area. Raised beds*. Shed*. Security lighting to front and rear.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

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 Damage Deposit of £1030.00
Monthly rent: £895.00

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.

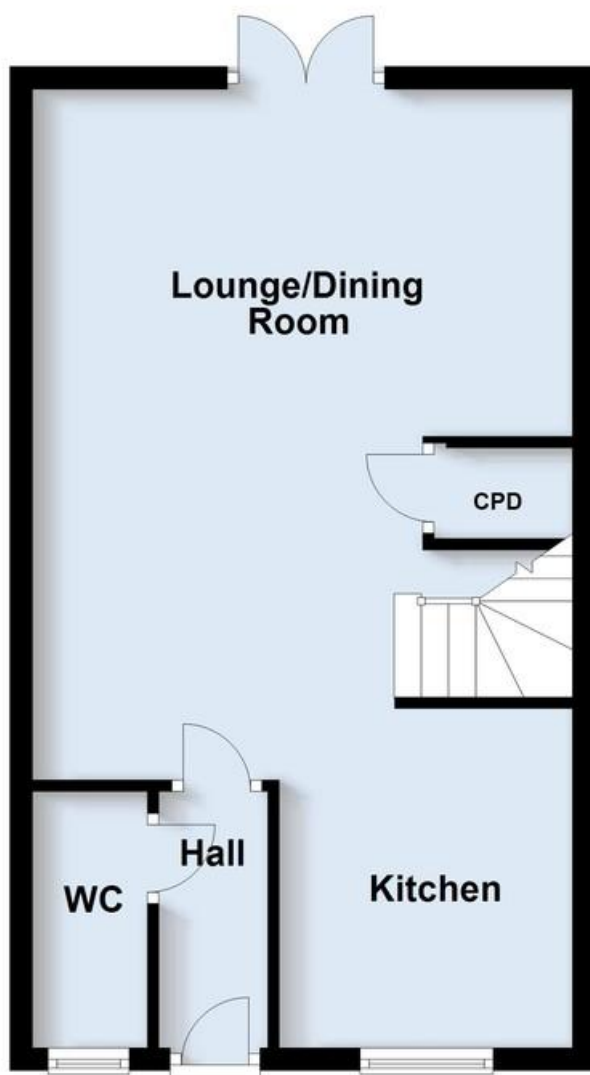
VIEWING

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

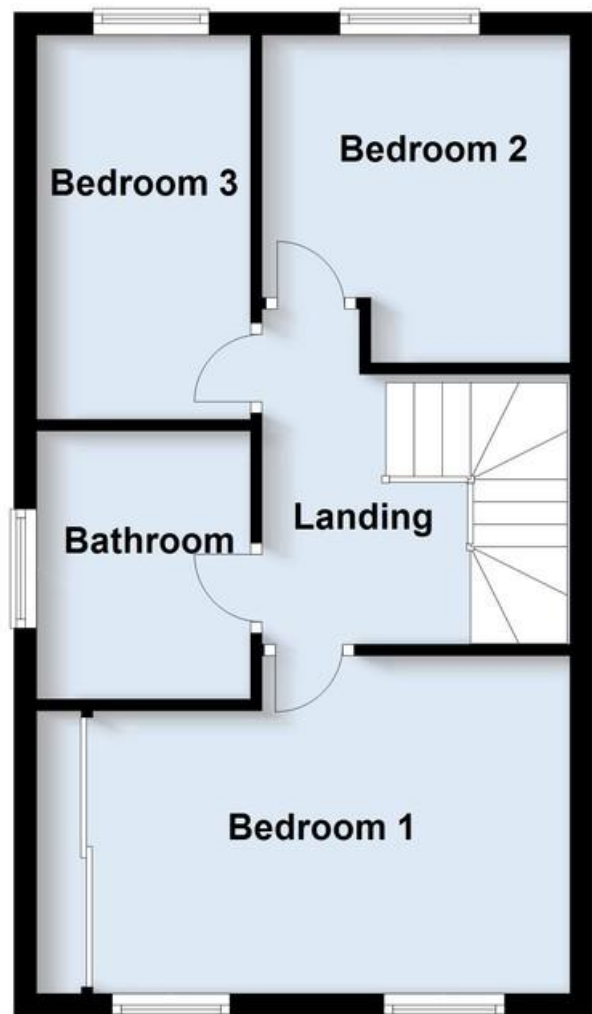
Regulated by RICS

The digitally calculated floor area is 78 sq m (840 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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