



16 Bentley Close  
Driffield

YO25 6BF

TO LET

**£895 pcm**

3 Bedroom Mid Terraced House



3



1



1



Allocated  
Parking



Gas Central Heating

## 16 Bentley Close, Driffield, YO25 6BF

### ENTRANCE

Composite front door leading into the lounge featuring coir matting at the entrance and coat hooks\*.

### LOUNGE

19' 3" x 12' 7" (5.87m x 3.86m)

A generously proportioned lounge featuring a staircase rising to the first floor, a front-facing window fitted with a Venetian blind\* and curtain pole\*, fitted carpet, recessed ceiling downlights, two radiators, and a smoke alarm creating a bright and welcoming living space.

### KITCHEN

9' 7" x 3' 7" (2.93m x 1.10m)

Fitted with a comprehensive range of base and wall-mounted units, the kitchen enjoys a rear-facing window with roller blind\* and incorporates a stainless steel sink with mixer tap, a four-burner gas hob, electric oven and extractor hood above. Complemented by tiled splashbacks, a radiator, vinyl flooring, a heat alarm and carbon monoxide alarm, this well-appointed space offers both practicality and functionality.

### UTILITY / CLOAKROOM

9' 7" x 8' 7" (2.93m x 2.64m)

Useful utility / cloakroom fitted with a low-level WC and wash hand basin set within a vanity unit with storage cupboard beneath and mirror\* above. A built-in cupboard houses the Ideal boiler, while there is space and plumbing for a washing machine with a worktop and additional storage cupboard. Further benefits include recessed ceiling downlights, a radiator, extractor fan and vinyl flooring.

### LANDING

9' 3" x 6' 2" (2.82m x 1.90m)

First-floor landing with loft access, central ceiling light fitting, smoke alarm and fitted carpet, providing access to all first-floor accommodation.



## Accommodation

### BEDROOM ONE

12' 7" x 8' 11" (3.85m x 2.73m)

A well-proportioned double bedroom featuring a front-facing window fitted with a Venetian blind\* and curtain pole\*, fitted carpet, radiator and central ceiling light fitting. An over stairs cupboard provides useful storage space.

### BEDROOM TWO

13' 8" x 6' 0" (4.17m x 1.83m)

A comfortable bedroom enjoying a rear-facing window fitted with a Venetian blind\* and curtain pole\*, together with fitted carpet, a radiator and central ceiling light fitting.

### BEDROOM THREE

10' 3" x 6' 3" (3.13m x 1.92m)

A single bedroom with a rear-facing window fitted with a Venetian blind\* and curtain pole\*, complemented by fitted carpet and a radiator.

### BATHROOM

5' 11" x 5' 9" (1.82m x 1.77m)

Appointed with a modern three-piece white suite comprising a low-level WC, wash hand basin set within a vanity unit with storage cupboard beneath and mirror\* above and a panelled bath with thermostatic shower over and glazed shower screen. The walls are fully tiled around the bath area, with complementary half-height tiling to the remaining walls. Further features include recessed ceiling downlights, ladder style radiator, an extractor fan and vinyl flooring.

### GARDEN

Fully enclosed rear garden, laid with gravel and a paved patio seating area, including a rotary washing line\*, offering a low-maintenance outdoor space ideal for relaxing and entertaining.

### PARKING

Two allocated parking spaces



### **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 television connections. BT Broadband is available at an additional cost.

### **PAYMENTS**

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £895.00

Damage Deposit: £1030.00

Total: £1925.00



#### **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.

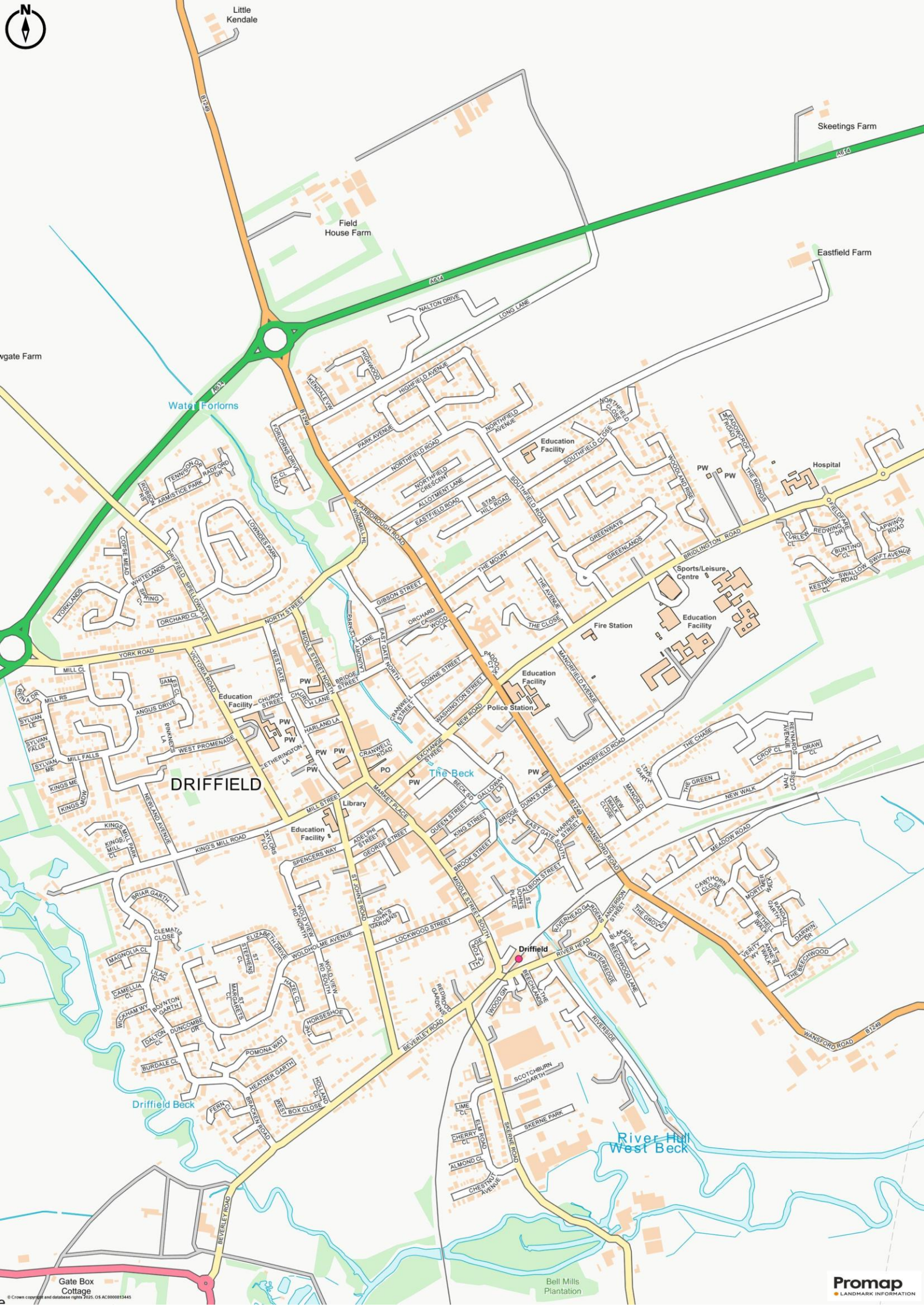
#### **VIEWING**

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

Regulated by RICS

The digitally calculated floor area is 70 sq m (753 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.





**DRIFFIELD**

Driffield

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

# Ulllyotts

EST 1891



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