



2 Burton Pasture  
Driffield  
YO25 5LQ

TO LET

£825 pcm

2 Bedroom Semi-Detached Bungalow

# 2 Burton Pasture

## Driffield

### YO25 5LQ

#### ENTRANCE HALL

With storage cupboard housing 'Ideal' Logic Combi boiler. Central light fitting. Laminate flooring. CO alarm. Smoke Alarm. Radiator.

#### LOUNGE / DINING ROOM

17' 8" x 10' 5" (5.40m x 3.20m)  
Central light fitting. Laminate flooring. Radiator. Double doors opening onto patio area.

#### KITCHEN

9' 10" x 7' 10" (3.00m x 2.40m)  
With a range of modern built-in units including base units, drawers and wall-mounted cupboards. One and a half bowl sink unit with chrome mixer tap. Integrated fridge/freezer. Built-in 'AEG' electric oven. Four-ring electric hob with extractor hood above and tiled splashback. Plumbing for washing machine. Laminate flooring. Downlights. Radiator.

#### BEDROOM ONE

14' 1" x 8' 6" (4.30m x 2.60m)  
Central light fitting. Carpet. Radiator.

#### BEDROOM TWO

10' 5" x 10' 2" (3.20m x 3.10m)  
Central light fitting. Carpet. Radiator.

#### BATHROOM

6' 10" x 5' 10" (2.10m x 1.80m)  
White suite comprising walk in shower with glass shower screen, pedestal wash hand basin and low-level WC. Fully wall tiled around shower and half tiled elsewhere. Tiled flooring. Downlights. Extractor fan. Ladder style towel radiator.

#### GARDEN

Large lawned garden with timber shed\*.

#### PARKING

The property benefits from off-road parking on side driveway.

#### CENTRAL HEATING

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

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

#### COUNCIL TAX BAND

East Riding of Yorkshire council tax band B.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B.

#### PAYMENTS

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

One month's rent: £825.00

Damage Deposit: £950.00

Total: £1775.00

#### 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.

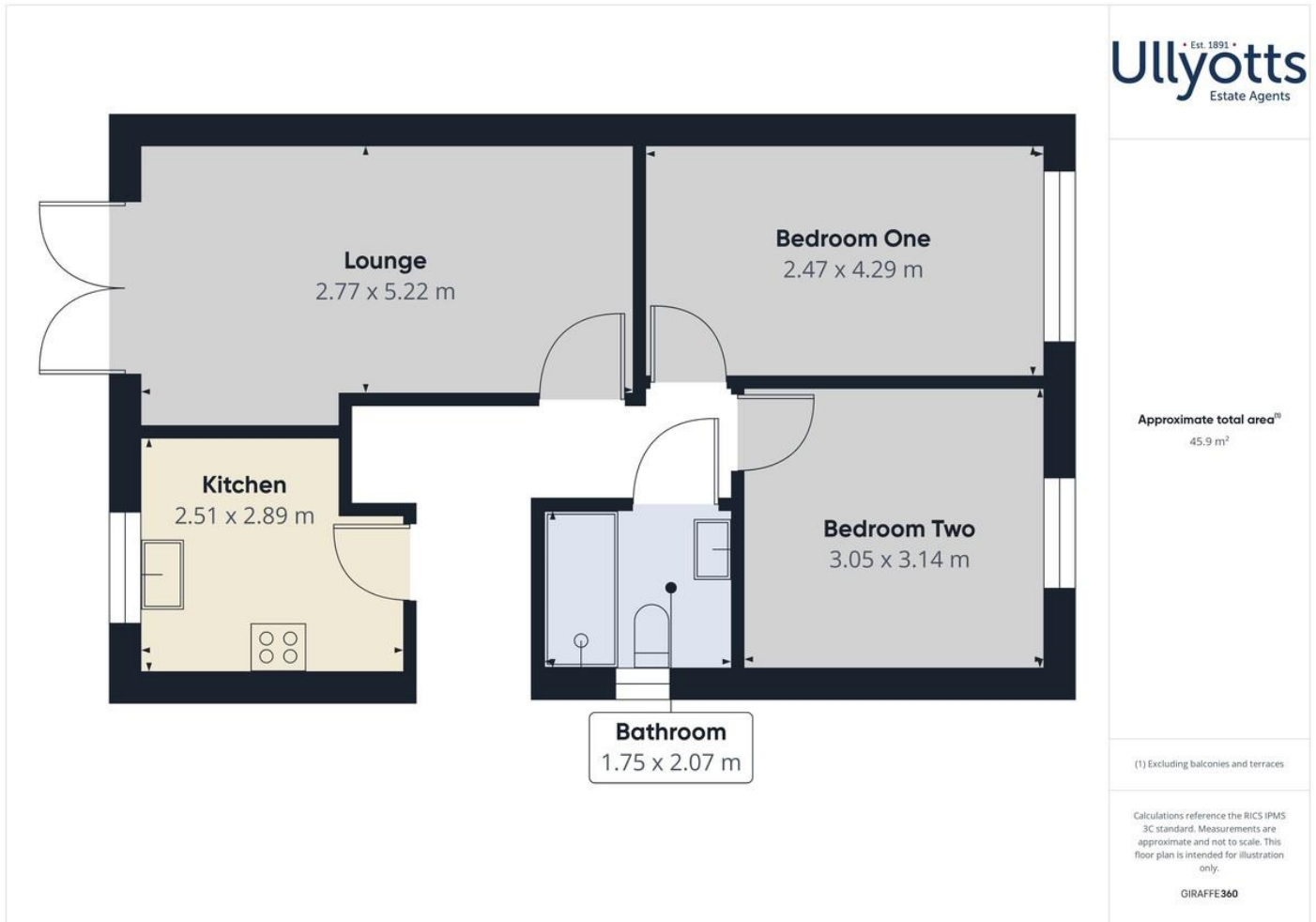
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

#### 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 digitally calculated floor area is 46 sq m (494 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.



# ■ Ulllyotts ■

EST 1891



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