



52 Bracken Road
Driffield
YO25 6UJ

TO LET

£775 pcm

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

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Driffield

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ACCOMMODATION

UPVC FRONT ENTRANCE DOOR

Opening into

PORCH

Carpet. Wall mounted light fitting. Door to

LOUNGE/DINING AREA

18' 8" x 11' 3" (5.71m x 3.44m)

'Cast iron' and tiled decorative fireplace and hearth. Smoke alarm. Wooden mantel. Dado rail. Carpet. Two central light fittings. Doors to understairs cupboard with coat hooks.

Quarter turn staircase to first floor. Roller blind*. Two radiators. Door with coloured glazing to

KITCHEN

11' 4" x 7' 0" (3.46m x 2.14m)

New kitchen fitted, stainless steel sink unit, one double, one corner, one single base units. One three-drawer unit. One double and two single wall-mounted cupboards. Built-in electric oven and four-ring electric hob with extractor hood. Laminate floor. 3-spot light fitting. Gas "Ideal Logic" wall-mounted central heating gas boiler. CO alarm. Venetian blind*. Radiator. Door to rear garden.

LANDING

6' 1" x 2' 6" (1.87m x 0.78m)

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

BEDROOM 1 (FRONT)

10' 11" x 11' 5" (3.35m x 3.48m)

Central light fitting. Carpet. Radiator.

BEDROOM 2 (REAR)

8' 4" x 11' 3" (2.55m x 3.44m)

Overstairs cupboard housing hot water tank and immersion heater. Carpet. 3-spot light fitting*. Curtain pole*. Radiator.

BATHROOM AND WC

6' 3" x 5' 4" (1.91m x 1.63m)

White suite having "chrome" fittings and comprising panelled bath, pedestal wash hand basin and low-levelled WC. Light fitting. Wall-tiled around bath and shower. Shower screen. Vinyl flooring. Toilet roll holder*. Towel rail*. Radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed units in uPVC surrounds.

GARDEN

Lawned front garden and rear garden with borders. Outside tap.

GARAGE

18' 2" x 8' 11" (5.55m x 2.74m)

Detached brick garage approached over gravelled driveway.

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

PAYMENTS

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

One month's rent: £775.00

Damage Deposit: £890.00

Total: £1665.00

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

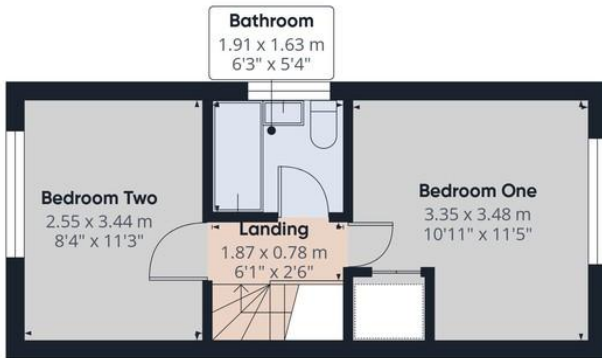
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 60 sq m (646 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
68.3 m²
735 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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