



10 Mill Rise  
Drifffield  
YO25 5BL

TO LET

£825 pcm

2 Bedroom Detached Bungalow

■ Ulllyotts ■  
EST 1891

01377 253456

# 10 Mill Rise

## Driffield

### YO25 5BL

#### UPVC SIDE ENTRANCE DOOR

Opening into:

#### ENTRANCE HALL

Carpet. Radiator. Smoke alarm. Central light fitting. Airing cupboard housing "Worcester" gas combination boiler. CO alarm. Doors to:

#### LOUNGE

16' 8" x 10' 10" (5.08m x 3.3m)

With electric coal effect fire in wooden surround. Carpet. Radiator. Central light fitting with 3-shades. Vertical blind. Curtain pole and curtains. Opening to:

#### DINING AREA

8' 0" x 7' 10" (2.44m x 2.39m)

Carpet. Radiator. Curtain pole and curtains. Vertical blinds. Door to:

#### KITCHEN

9' 11" x 8' 6" (3.02m x 2.59m)

Laminate flooring. 3-spot light fitting. Stainless steel sink unit. 'Electrolux' built-in electric single oven. 'Zanussi' four-ring gas hob. Fridge/freezer\* Six single base units. Three-drawer unit. Four wall mounted cupboards. Roller blind. Tiled splashbacks. CO alarm.

#### BEDROOM ONE

12' 11" x 9' 5" (3.94m x 2.87m)

Built-in wardrobes. Radiator. Curtain pole and curtains. Nets. Carpet. Central light fitting.

#### BEDROOM TWO

12' 10 (max)" x 9' 6 (max)" (3.91m x 2.9m)

Built-in wardrobe. Carpet. Radiator. Curtain pole and curtains. Central light fitting.

#### SHOWER ROOM

9' 2" x 6' 6 (max)" (2.79m x 1.98m)

Corner shower cubicle with plumbed-in shower and sliding doors. White pedestal wash hand basin and low level WC. Ladder style radiator. Laminate flooring. Central light fitting. Extractor fan. Light with shaver point. Glass shelf. Fully wall tiled.

#### 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.

#### GARDENS

Forecourt garden with shrubs. Rear paved patio garden with beds for shrubs, vegetables and fruit trees. Timber shed.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated C.

#### SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

#### PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £950.00

Monthly rent: £825.00

#### NOTES

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 63 sq m (678 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

**AWAITING  
FLOOR PLAN**

# ■ Ulllyotts ■

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## Driffield Office

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 RICS

 The Property  
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