



**Ulllyotts**  
Property Management

**34 The Old Maltings**  
Skerne Road, Driffield  
YO25 6SP

**TO LET £380 PCM**

One-bed top floor apartment  
Open plan kitchen/lounge  
Bathroom

Audio entry system and lift  
Allocated parking space  
Electric heating

'No fees!'



01377 253456

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

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# 34 The Old Maltings

## Skerne Road

### Driffield

### YO25 6SP

#### ACCOMMODATION

**FLAT ENTRANCE DOOR** Opening into

**HALLWAY** With audio entry system. Loft access. Three central light fittings. Smoke alarm. Carpet. Wall-mounted electric heater. Doors to

**KITCHEN/LOUNGE** 17' 5" x 16' 1" (5.31m x 4.9m)

With exposed trusses and beams. Tiled floor to kitchen area. Roller blind\*. One and a half bowl stainless steel sink unit with mixer tap. Range of base units and wall-mounted cupboards. Built-in electric oven and four ring electric hob with extractor hood. Cupboard housing hot water cylinder and immersion heater. Carpet to lounge area. Central light fitting. Two wall mounted "Dimplex" electric heaters.

**BEDROOM** 16' 9" x 10' 4" (5.11m x 3.15m)

With original truss. Central light fitting. "Dimplex" electric heater. Carpet.

**BATHROOM AND WC** With white suite and chrome fittings comprising panelled bath with mixer taps and shower head, pedestal wash hand basin and low-level WC. Fully tiled over shower area. Ceramic tiled floor. Double glazed Velux window. Mirror\*. Electric heated towel rail. Central light fitting.

**CENTRAL HEATING** Provided by wall-mounted programmable electric heaters.

**DOMESTIC HOT WATER** Provided by the immersion heater.

**DOUBLE GLAZING** The property benefits from uPVC sealed unit double glazing throughout.

**PARKING** The property benefits from a dedicated parking space.

**COUNCIL TAX BAND** East Riding of Yorkshire Council shows that the property is banded in council tax band A.

**ENERGY PERFORMANCE CERTIFICATE** The property is currently rated band D.

**SERVICES** Mains water, electricity and drainage either available to 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 following:

One month's rent: £380.00

Damage Deposit: £380.00

Total: £760.00

**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.

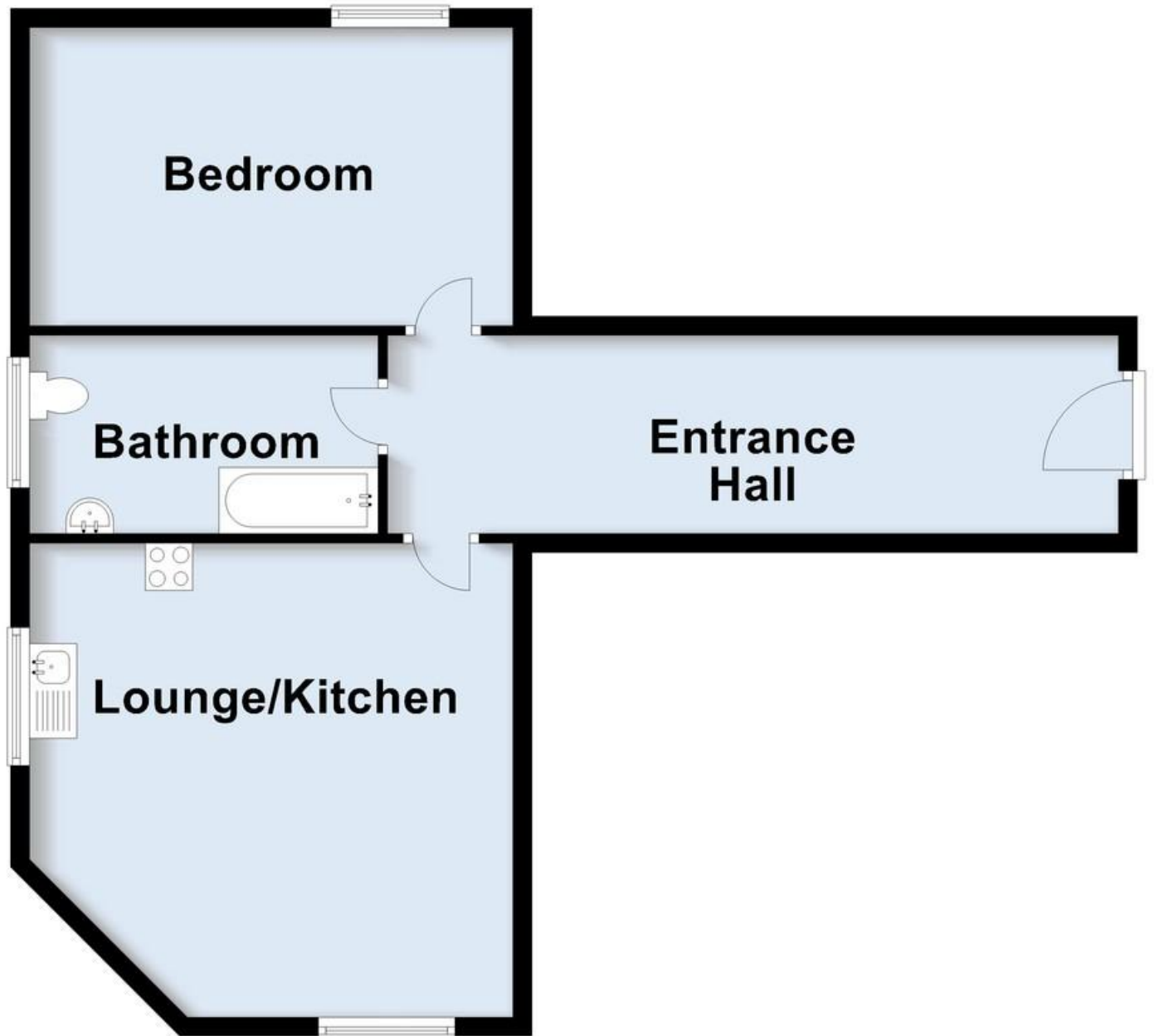
Floor plans are for illustrative purposes only.

\* 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** Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

# Ground Floor







**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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