



Ulllyotts
Property Management

**17 Magnolia Close
Driffield
YO25 6QU**

TO LET £625 PCM

**Two bed semi-detached house
Quiet cul-de-sac location
Modern Breakfast Kitchen**

**Spacious Lounge
Large rear garden
Garage and driveway**

'No fees!'



01377 253456

www.ullyotts.co.uk

lettings@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



NUMBER 1 LETTING AGENT!

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

17 Magnolia Close

Driffield

YO25 6QU

ACCOMMODATION

UPVC GLAZED FRONT ENTRANCE DOOR

Opening into

PORCH With storage cupboard. Tiled flooring. Door into

LOUNGE 15' 7" x 12' 8" (4.76m x 3.88m)

Vinyl flooring. Two radiators. Carpeted staircase to first floor. Central light fitting and shade*. Roman blinds*. Door to

BREAKFAST KITCHEN 12' 7" x 8' 10" (3.85m x 2.71m)

Fitted with a full range of modern units including base and wall-mounted cupboards. Four drawer unit. Larder style cupboard and additional worktop creating a breakfast bar area. Stainless steel sink unit and mixer tap. Built-in appliances including "Logik" electric oven and four ring "Lamona" gas hob with chimney style extractor hood above. Tiled splashbacks. Laminate flooring. Radiator. Cupboard housing "Ideal Logic +" gas central heating boiler. CO alarm. Smoke alarm. Two spot central light fitting. UPVC glazed door to garden.

LANDING Carpet. Smoke alarm. Central light fitting and shade*. Loft access. Doors to



BEDROOM 1 (REAR) 12' 7" x 8' 11" (3.86m x 2.73m)

Carpet. Radiator. Central light fitting and shade*. Two curtain poles* and two sets of curtains*.

BEDROOM 2 (FRONT) 12' 7" x 7' 7" (3.86m x 2.32m) [max]

Carpet. Radiator. Central light fitting. Shelf*. Two roller blinds*. Built in cupboard overstairs.

BATHROOM White suite comprising panelled bath with shower over. Shower curtain* and rail*. Low-level WC and pedestal wash hand basin with mirrored cabinet above. Chrome ladder style towel radiator. Fully wall tiled. Downlighters. Tile effect laminate flooring. Shaver point.

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.

GARAGE Single sectional detached garage with up and over door and personal door. Power and light connected.

PARKING Off-road parking available on concrete driveway.

GARDENS Paved area to front of property. Large enclosed lawned garden to rear.

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 C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

SERVICES Mains water, drainage, electric, gas either available or 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: £625.00

Damage Deposit: £625.00

Total: £1250.00

NOTE Heating systems and other services have not been checked.

All measurements are provided for guidance only.

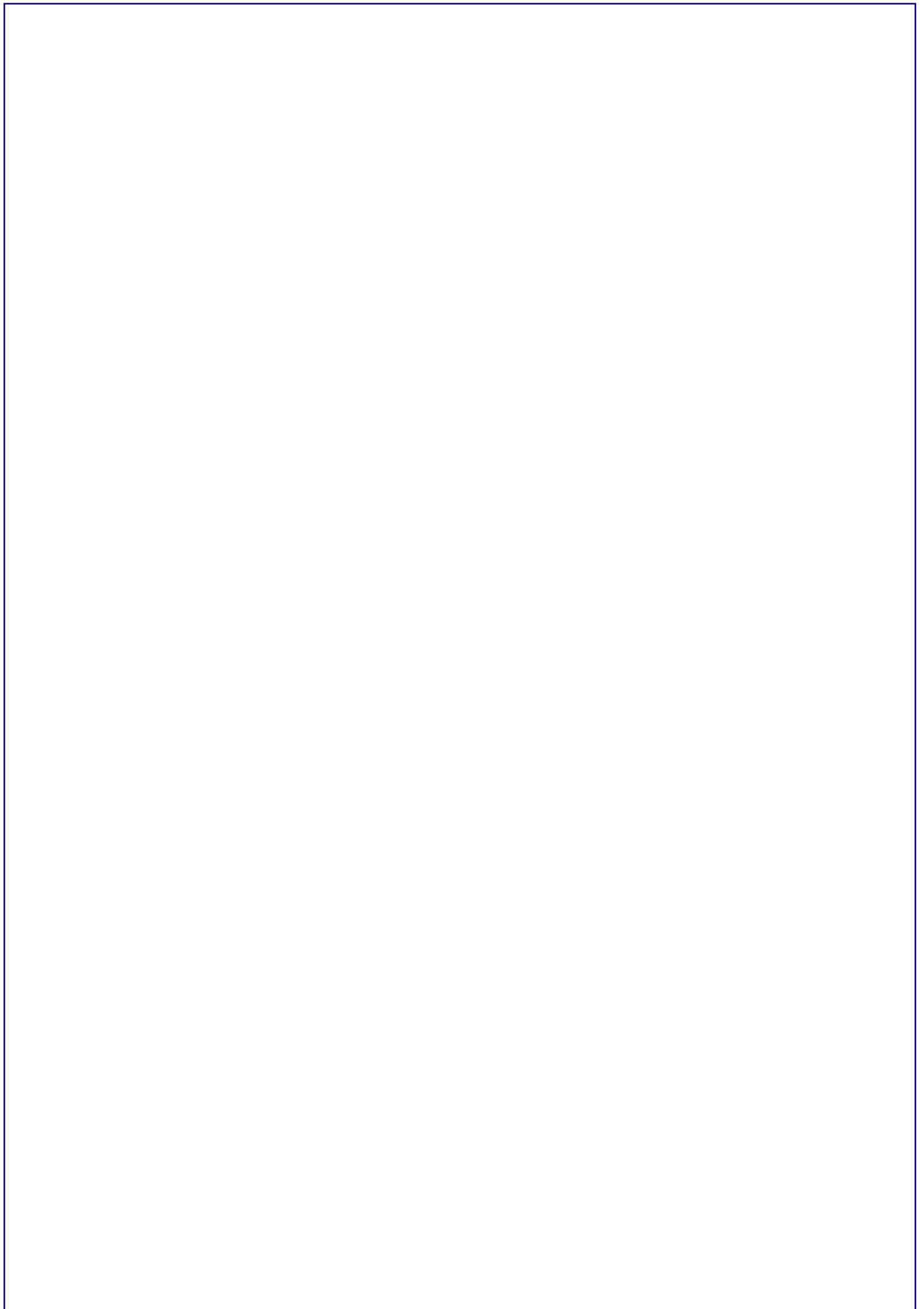
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

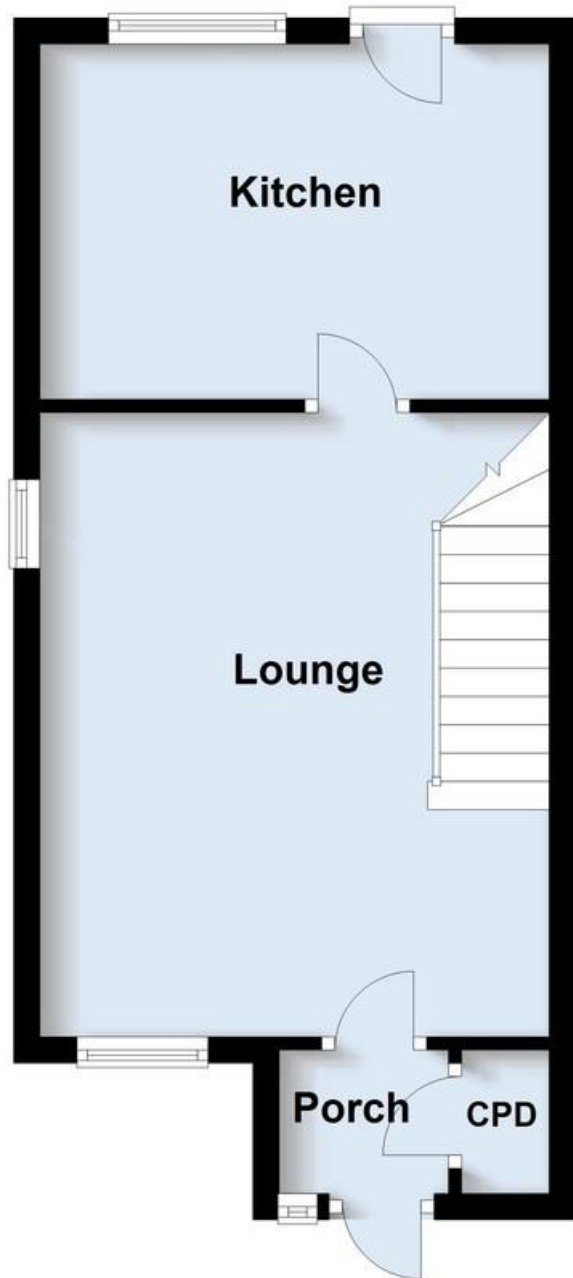
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING Strictly by appointment (01377) 253456 or lettings@ullyotts.co.uk

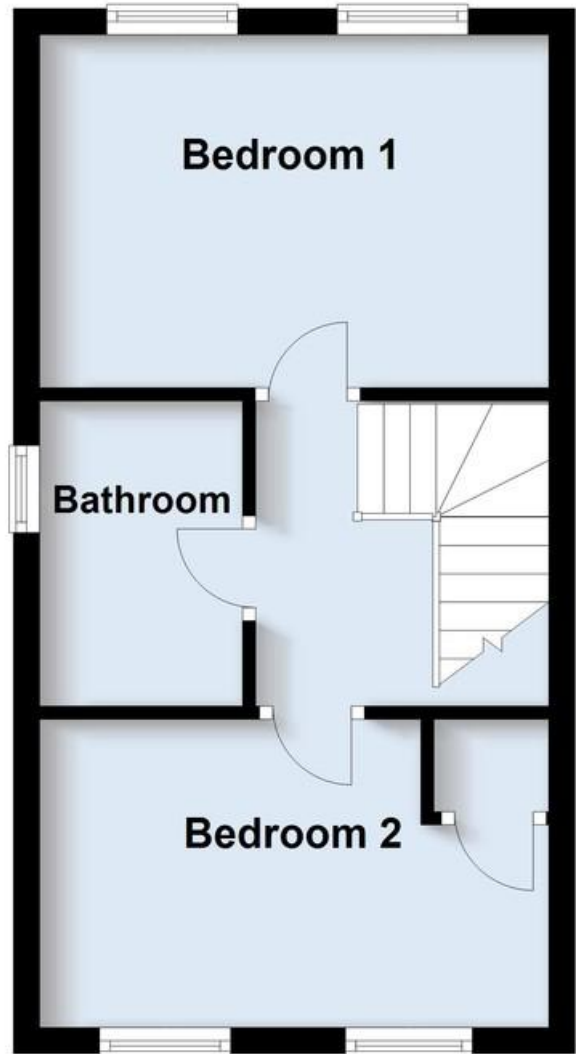
Regulated by RICS

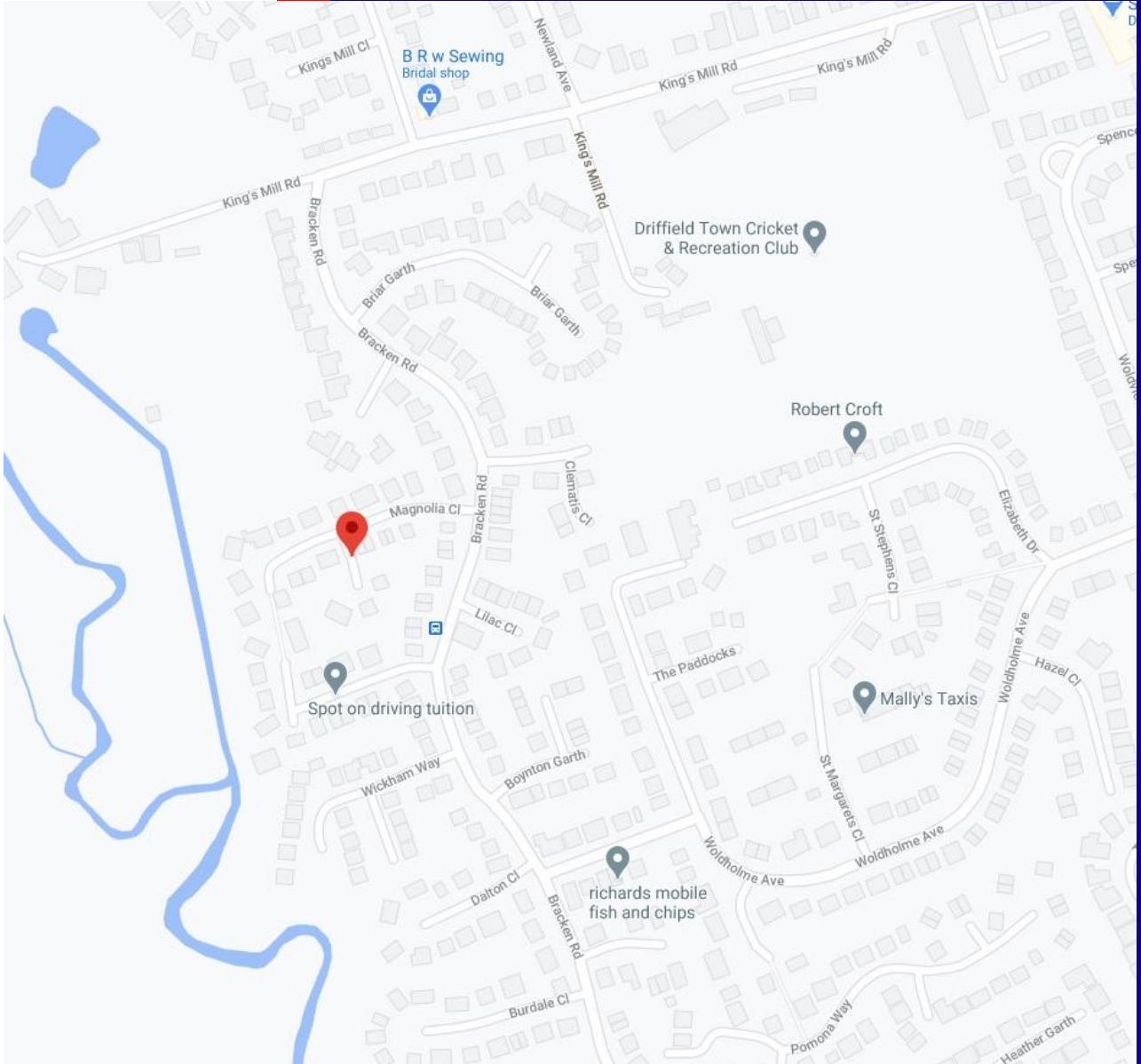


Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

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



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com