



Ulllyotts
Property Management

**Cobble Cottage, Front Street
Driffield
YO25 3TF**

TO LET £585 PCM

Two-bed cottage

Sitting Room with log burner

Kitchen

Modern bathroom

**Oil central heating & uPVC
double glazing**

Allocated off-road parking

'No fees!'



01377 253456

www.ullyotts.co.uk

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Cobble Cottage, Front Street

Driffield

YO25 3TF

ACCOMMODATION

GLAZED COMPOSITE ENTRANCE DOOR

Opening into

ENTRANCE HALL With half-turn carpeted staircase to first floor. Stone flooring. Built-in understairs storage cupboard. Mains smoke alarm. Downlighters. Radiator. Coat hooks*. Doors to kitchen and

SITTING ROOM 14' 7" x 11' 0" (4.44m x 3.35m)
Carpet. Three curtain poles*. One wall light. 2 x central light fittings. Radiator. Log burning stove on stone hearth. CO alarm. 3 x Venetian blinds*.

KITCHEN 11' 1" x 8' 2" (3.38m x 2.49m)
With chalk feature wall. Stainless steel sink with mixer tap. "Beko" built-in electric oven with four-ring electric hob and chimney style extractor hood. Built-in undercounter fridge. Plumbing for washer. Three-drawer base unit. One corner and two single base units. Double wall-mounted cupboard. Tiled splashbacks. Radiator. Downlighters. Stone flooring. Venetian blind*.

FIRST FLOOR LANDING Carpet. Downlighters. Mains smoke alarm. Window seat. In-built ventilation system*. Doors to

BEDROOM ONE 10' 0" x 8' 9" (3.05m x 2.67m)
With chalk feature wall. Laminate flooring. Loft access. Downlighters. Radiator. Venetian blind*.

BEDROOM TWO 12' 7" x 9' 0" (3.84m x 2.74m)
Radiator. Carpet. Downlighters. Two curtain poles*. Curtains*.

BATHROOM AND WC With white suite having "chrome" fittings and comprising tiled bath, low-level WC and wash hand basin with vanity unit. Ladder-style radiator. Downlighters. Fully wall-tiled. Laminate flooring. Tiled shower cubicle with plumbed-in shower. Toiler roll holder* and double glass holder*. Mirrored cabinet*.

CENTRAL HEATING Oil-fired central heating provided by the combination boiler. Boiler and oil tank outside of property in courtyard.

DOMESTIC HOT WATER Provided by the central heating system.

DOUBLE GLAZING Sealed units in uPVC surrounds throughout.

GARDEN There is a sheltered courtyard area with access to both the front and rear of the property. Decking area with log store. Outside lights. Outside tap.

PARKING One allocated parking space to the rear of the property. Limited additional space for visitors. No commercial vehicles can be parked in these areas.

SERVICES Mains water, drainage, electric 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 A.

ENERGY PERFORMANCE CERTIFICATE The property is currently rated band D.

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.

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

One month's rent: £585.00

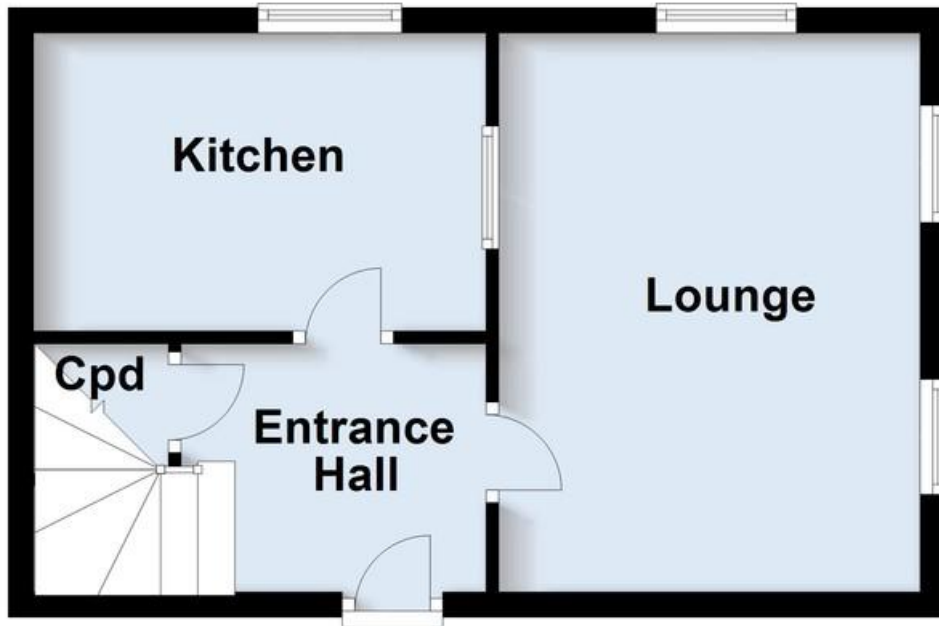
Damage Deposit: £585.00

Total: £1170.00

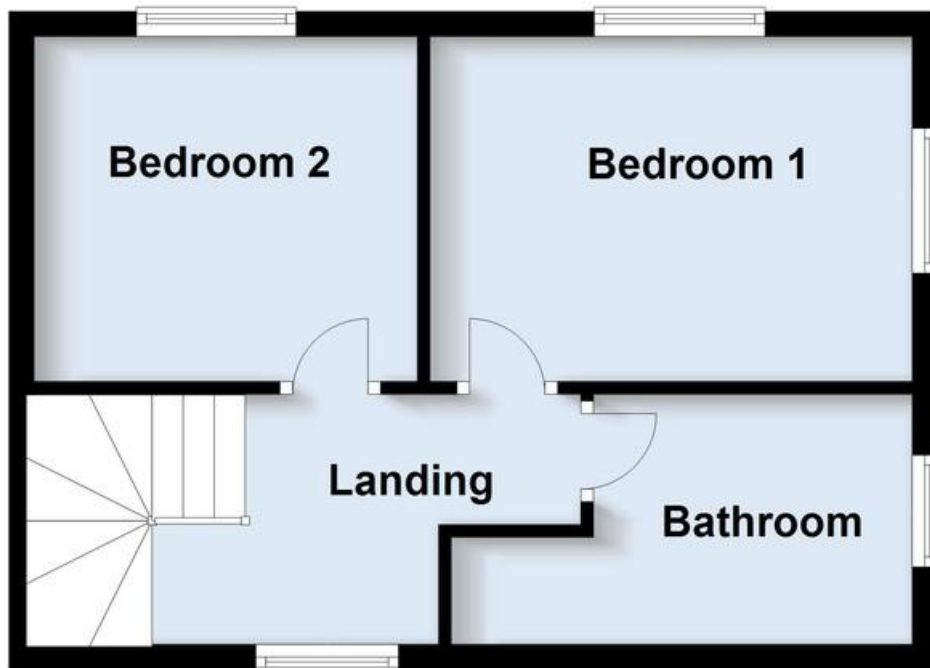
VIEWING Strictly by appointment (01377) 253456.

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



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