



9 Riverhead Mill

Driffield

YO25 6NN

TO LET

£375 pcm

1 Bedroom Flat

■ Ulllyotts ■

EST 1891

01377 253456

# 9 Riverhead Mill

## Driffield

### YO25 6NN

#### ENTRANCE DOOR

Into:

#### ENTRANCE HALL

Carpet. Mains smoke alarm. Central light fitting. Built-in cupboard housing hot water tank. Doors to:

#### LOUNGE

14' 0" x 12' 5" (4.27 [max]m x 3.80 [max]m)

Central light fitting. Carpet. Electric heater. Intercom phone for audio-entry system. Opening in to:

#### KITCHEN

6' 4" x 5' 10" (1.95m x 1.78m)

Stainless steel sink unit with double base unit. Three-drawer unit, three double wall units. Space for fridge. Space for electric cooker. Central light fitting. Carpet. Plumbing for washing machine.

#### BEDROOM 1

11' 1" x 8' 4" (3.40m x 2.56m)

Carpet. Electric heater. Central light fitting.

#### BATHROOM

7' 2" x 4' 6" (2.19m x 1.38m)

Carpet. Central light fitting. White suite with panelled bath and shower curtain\*. Low level WC, wash hand basin, mirrored cabinet\* and wall mounted electric heater. Extractor fan.

#### CENTRAL HEATING

Electric panel heaters.

#### DOMESTIC HOT WATER

Provided by the electric boiler.

#### DOUBLE GLAZING

Single glazed windows in timber frames.

#### PARKING

Off-road parking available only with use of a permit.

#### COUNCIL TAX

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, drainage, electric 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: £375

Damage Deposit: £375

Total: £750

#### 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.

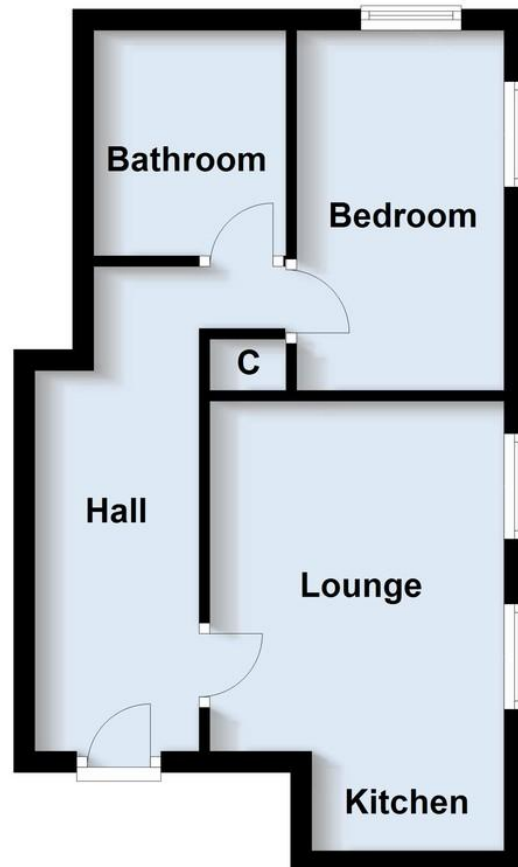
#### VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately

### Ground Floor



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## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
lettings@ullyotts.co.uk



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

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
lettings@ullyottsbrid.co.uk



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