



Flat 3 65 Eastgate North
Driffield

YO25 6DY

TO LET

£360 pcm

1 Bedroom Second Floor Flat

■ **Ulllyotts** ■
EST 1891

01377 253456

Flat 3, 65 Eastgate North

Driffield

YO25 6DY

ACCOMMODATION

COMMUNAL ENTRANCE DOOR

Opening into

COMMUNAL HALLWAY

Carpet. Central light fittings. Fire alarm. Stairs to Flats 2 and 3.

FLAT ENTRANCE DOOR

Opening into

HALLWAY

Carpet. Central light fitting. Smoke detector. Coat hooks* and shelf*. Mirror*. Doors to

KITCHEN

7' 6" x 6' 4" (2.29m x 1.93m)

Stainless steel sink unit over double base unit. Double wall-mounted cupboard. Tiled splashbacks. Plumbing for washing machine. Electric hot water heater. Vinyl flooring.

Freestanding "Essentials" electric cooker*. Fridge*. Central light fitting. Smoke detector. Wall-mounted "Farho eco" electric heater. Curtain pole*.

SHOWER ROOM

Tiled shower cubicle with "Mira Jump" electric shower. Low-level WC and pedestal wash hand basin. Central light fitting. Extractor fan. Vinyl flooring. Shelf*. Heater. Partially wall tiled.

LOUNGE

12' 6" x 9' 11" (3.81m x 3.02m) [max]

Carpet. Central light fitting. Wall-mounted "Farho eco" electric heater. Smoke detector. Curtain pole*.

BEDROOM

12' 6" x 6' 7" (3.81m x 2.01m)

Carpet. Central light fitting. Wall-mounted "Farho eco" electric heater. Smoke detector. Curtain pole*.

CENTRAL HEATING

The property benefits from wall-mounted "Farho eco" programmable electric heaters throughout.

DOMESTIC HOT WATER

Provided by an electric water heater in the kitchen.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARDEN

Shallow gravel forecourt. Communal lawned garden to the rear.

PARKING

On-street parking only.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band E.

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: £360.00

Damage Deposit: £360.00

Total: £720.00

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.

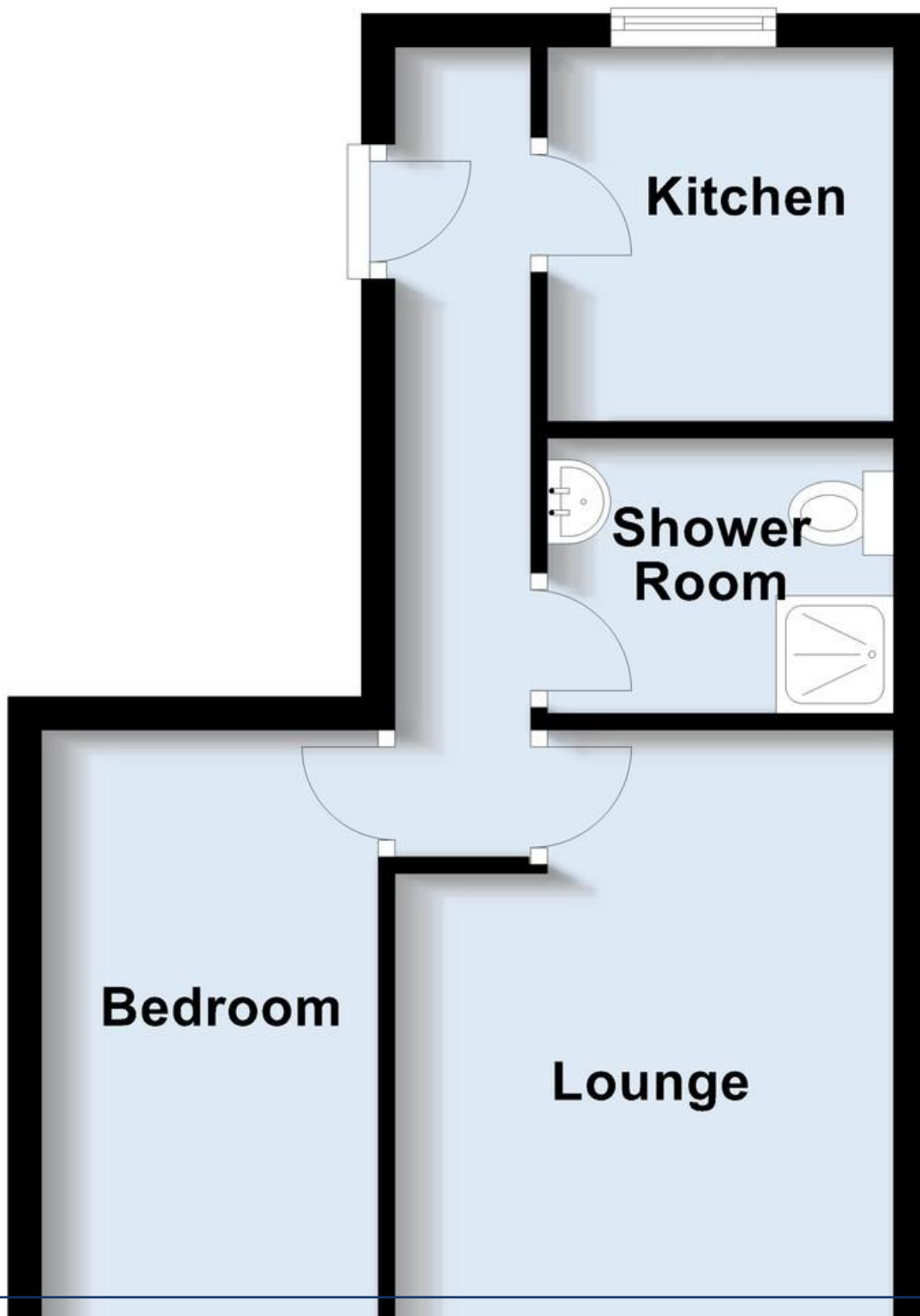
VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

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

Second Floor



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