



**Ulllyotts**  
Property Management

**7 Underwood Bank  
Driffield  
YO25 5BY**

**TO LET £1,075 PCM**

**Detached House  
Four Bedrooms  
Bedroom with en-suite**

**Two reception rooms  
Garage and off road parking  
Front and rear gardens**

'No fees!'



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# 7 Underwood Bank

Driffield, YO25 5BY

**FRONT ENTRANCE DOOR** Opening into:

**ENTRANCE HALL** Carpet. Radiator. Two central light fittings. Mains smoke alarm. Single flight staircase to first floor. Doors to lounge, kitchen and study. Door to:

**CLOAKROOM** 7' 10" x 4' 1" (2.40m x 1.27m)  
Comprising low level WC, pedestal wash hand basin with mirror\* over, extractor fan, central light fitting. Vinyl flooring and radiator.

**LIVING ROOM** 19' 5" x 11' 8" (5.94m x 3.56m)  
Carpet. Two radiators, two central light fittings, two curtain poles\* and curtains\*. French doors to rear garden.

**STUDY** 8' 9" x 7' 10" (2.69m x 2.41m)  
Central light fitting, carpet, roller blind\* and radiator.

**DINING KITCHEN** 20' 4" x 11' 1" (6.20m x 3.40m)  
With built-in range of cupboards and drawers. Stainless steel one and a half bowl sink. Built-in gas hob with cooker hood over. Built-in appliances also include double electric oven, fridge and freezer and dishwasher. Two radiators. Downlights and central light fitting. Venetian blind\*. Vinyl flooring (to be fitted). French doors, with venetian blind\*, to rear garden. Door to:

**UTILITY ROOM** 5' 5" x 3' 3" (1.67m x 1.00m)  
Free-standing washing machine\*. Ideal Logic gas central heating boiler. CO monitor. Radiator. Vinyl flooring. Central light fitting. Door to driveway.

**STAIRS/LANDING** Carpet. Mains smoke alarm. Radiator. Two central light fittings and roller blind\*.

**BEDROOM 1** 17' 1" x 11' 3" (5.21 [max]m x 3.44 [max]m) Carpet. Built-in wardrobes\*. Radiator. Curtain pole\*, curtains\* and blind\*. Door to:

**EN-SUITE SHOWER ROOM** 8' 2" x 6' 4" (2.49m x 1.95m) Tiled shower cubicle with sliding doors. Pedestal wash hand basin and low level WC, mirrored cabinet\*, roller blind\*, ladder style radiator. Downlights and extractor fan.

**BEDROOM 2 (REAR)** Carpet. Radiator and central light fitting. Roller blind\*. Loft access hatch.

**BEDROOM 3 (FRONT)** 12' 7" x 10' 11" (3.84 [max]m x 3.34 [max]m) Carpet. Radiator and central light fitting. Curtain pole\* and curtains\*.

**BEDROOM 4 (FRONT)** Carpet. Radiator and central light fitting. Roller blind\*

**BATHROOM** 6' 10" x 6' 4" (2.10m x 1.95m)  
White suite comprising panelled bath with mixer tap shower, low level WC and pedestal wash hand basin. Vinyl flooring. Wall tiled around bath/shower and ladder style radiator. Downlights and extractor fan. Roller blind\*.

**CENTRAL HEATING** The property benefits from gas fired central heating to radiators.

**DOMESTIC HOT WATER** Provided by the gas combination boiler.

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

**GARDEN** The front garden has shrub borders and to the rear there is a patio area with lawn (to be turfed).

**PARKING** Off-road parking available.

**GARAGE** Single garage with up and over door. Light and power connected.

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

**ENERGY PERFORMANCE CERTIFICATE** The property is currently rated Band (awaited).

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

One month's rent: £1,075.00

Damage Deposit: £1,075.00

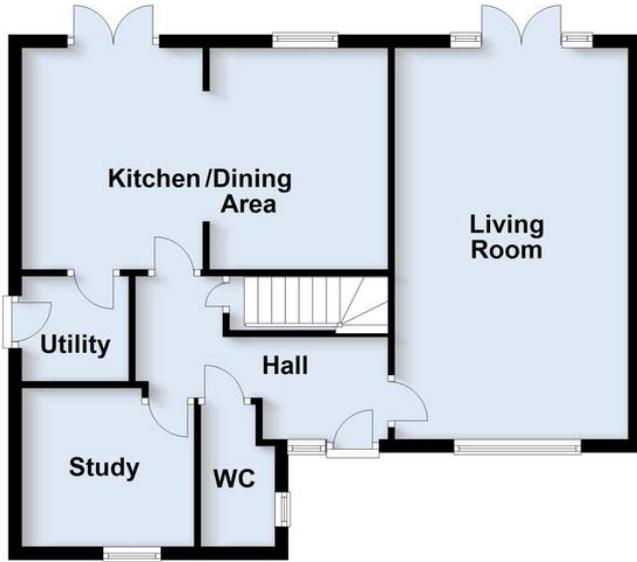
Total: £2,150.00

**SERVICES** Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

**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

### Ground Floor



### First Floor

