



63 Middle Street North  
Driffield  
YO25 6SU

TO LET

£640 pcm

3 Bedroom End Terraced House

■ Ulllyotts ■  
EST 1891

01377 253456

# 63 Middle Street North

## Driffield

### YO25 6SU

#### ACCOMMODATION

##### DOUBLE GLAZED FRONT ENTRANCE DOOR

Opening into

##### HALLWAY

Carpet. Radiator. Smoke alarm. Two wall lights. Straight flight staircase to first floor. Doors to

##### LOUNGE

13' 5" x 12' 0" (4.10m x 3.66m) [into bay]

Wooden flooring. Radiator. Central light fitting. Log burner with surround and tiled hearth. CO alarm. Bay window.

##### DINING ROOM

12' 10" x 11' 5" (3.92m x 3.5m) [into alcoves]

Carpet. Radiator. Central light fitting. Understairs storage cupboard. UPVC patio doors opening to yard. Open fire with wooden surround and tiled hearth. CO alarm. Door to

##### KITCHEN

18' 11" x 10' 6" (5.77m x 3.21m) [MAX]

Tiled flooring. Radiator. Three central light fittings (3-spot\*). UPVC glazed door to yard. Range of built-in units including base units and wall-mounted cupboards. Two three-drawer units. Larder style cupboard. Stainless steel sink unit with mixer tap. Range-style cooker\* with chimney style extractor fan above. Built-in dishwasher. Tiled splashbacks. CO alarm.

##### LANDING

Carpet. Radiator. Two wall lights. Door to stairs up to attic room and built-in storage cupboard. Doors to

##### BEDROOM 1 (FRONT)

13' 2" x 11' 7" (4.02m x 3.54m) [into alcoves]

Carpet. Radiator. Central light fitting. Bank of fitted wardrobes with sliding doors.

##### BEDROOM 2 (REAR)

11' 10" x 9' 10" (3.61m x 3.02m) [into alcoves]

Carpet. Radiator. Central light fitting. Built-in cupboard housing "Worcester Greenstar" gas combination boiler. CO alarm.

##### BATHROOM

7' 9" x 6' 8" (2.38m x 2.05m) [MAX]

White suite comprising p-shaped panelled bath with curved glass shower screen and "Mira Sport" electric shower over. Wall tiling to bath area. Low-level WC and wash hand basin

with mixer tap. Radiator. Vinyl flooring. Central light fitting (3-spot\*). Plumbing for washing machine in alcove. Extractor fan.

##### ATTIC ROOM

15' 2" x 11' 10" (4.63m x 3.63m) [into alcoves]

Carpet. Radiator. Central light fitting. Smoke alarm. Skylight window.

##### 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 double glazing with a mixture of uPVC and timber surrounds.

##### PARKING

On street parking available.

##### GARDENS

Shallow forecourt to front of property. Enclosed yard to the rear with gated access.

##### 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 E.

##### 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: £640.00

Damage Deposit: £640.00

Total: £1280.00

##### 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.

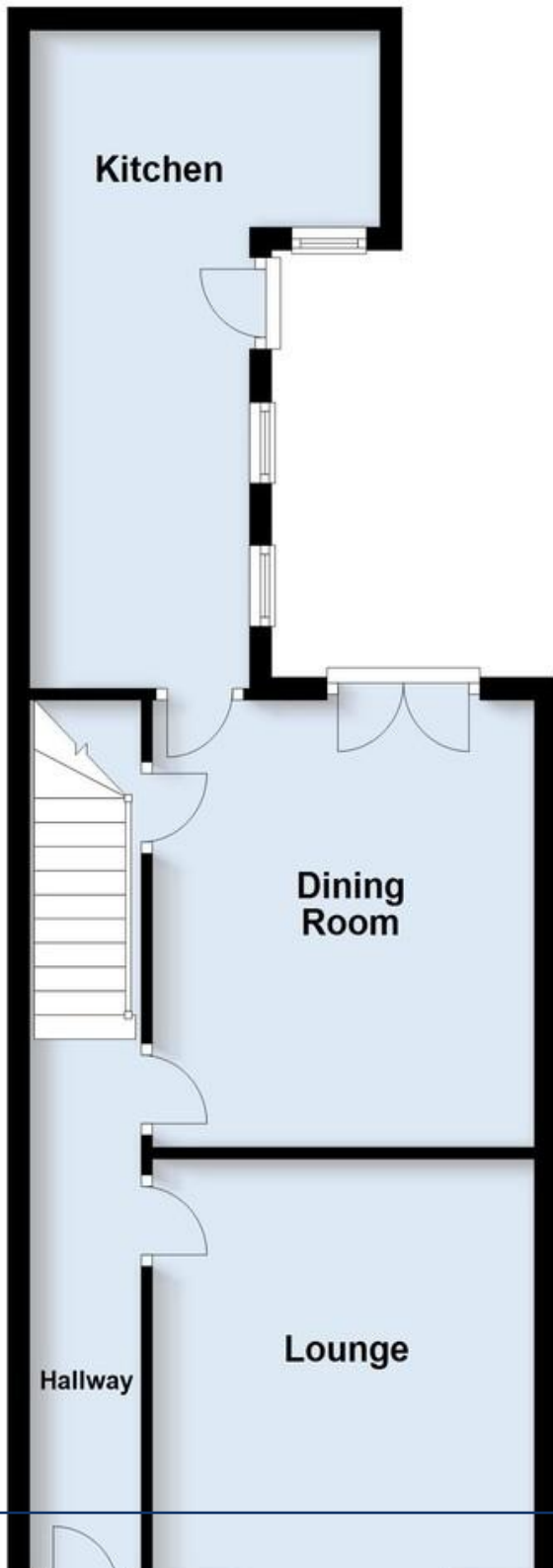
However, the landlord is not responsible for the replacement or repair of these items.

##### VIEWING

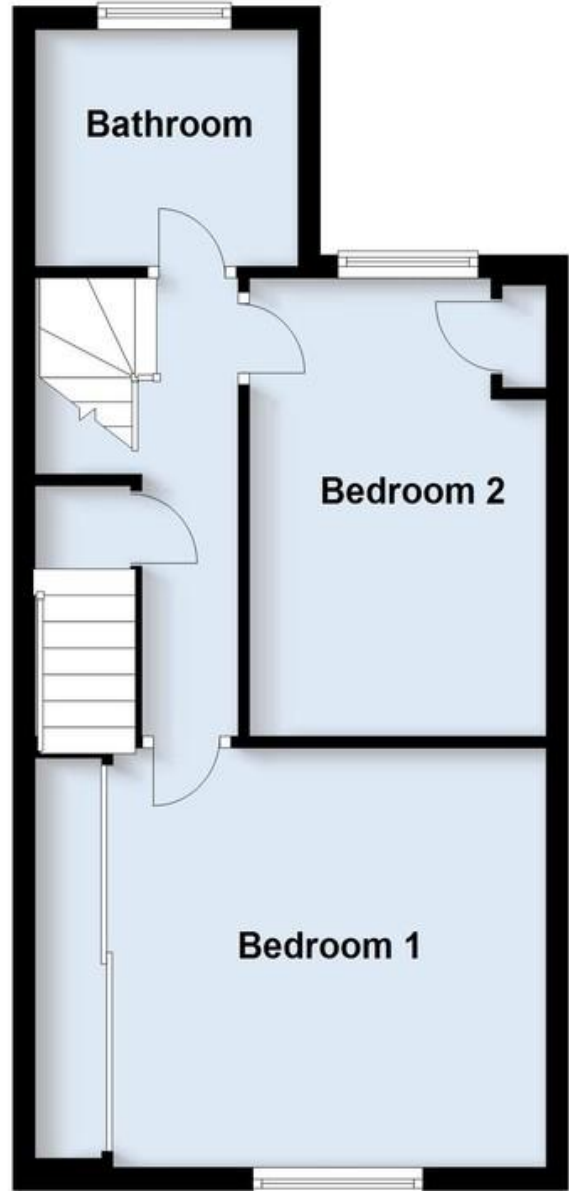
Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

The stated EPC floor area, (which may exclude conservatories),  
is approximately 110 sq m

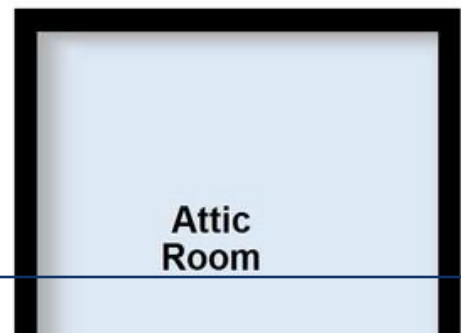
### Ground Floor



### First Floor



### Second Floor



# ■ Ulllyotts ■

EST 1891



## 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



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations