



3 Southfield Road
Driffield
YO25 5YL

TO LET

£630 pcm

3 Bedroom Mid Terraced House

■ Ulliyotts ■
EST 1891

01377 253456

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Driffield

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UPVC FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

With carpeted straight flight staircase to first floor. Carpet. Radiator. Two central light fittings. Dado rail. Understairs storage cupboard. Smoke alarm. UPVC half-glazed door to rear of property and door to:

CLOAKROOM

With white suite comprising low-level WC and wash hand basin. Vinyl flooring. Central light fitting. "Chrome" toilet roll holder and towel rail. Radiator. Shelf.

LOUNGE

13' 5" x 11' 8" (4.09m x 3.56m)

Fireplace with "marble" inset and wooden surround. CO alarm. Cove moulding and ceiling rose. Carpet. Radiator. Central light fitting. Curtain pole*.

KITCHEN/DINING AREA

12' 9" x 10' 9" (3.89m x 3.28m)

Full range of kitchen units including two double, three single, one corner and a four-drawer base unit. Two double wall-mounted units. Built-in oven, hob and chimney-style cooker hood. CO alarm. Plumbing for automatic washing machine. "Ideal Logic" combi-boiler. Tiled splashbacks. Vinyl flooring. Central light fitting. Radiator.

CENTRAL LANDING

Built-in airing cupboard with shelving. Smoke alarm. Central light fitting. Carpet. Loft access. Doors to:

BEDROOM 1

12' 8" x 11' 5 (max)" (3.86m x 3.48m)

Carpet. Central light fitting. Radiator. Curtain pole*.

BEDROOM 2

11' 9" x 10' 1" (3.58m x 3.07m)

Carpet. Central light fitting. Radiator.

BEDROOM 3

9' 3" x 8' 10" (2.82m x 2.69m)

Radiator. Carpet. Central light fitting. Curtain pole*

BATHROOM AND WC

White suite comprising panelled bath with "Vado" shower over, pedestal wash hand basin and low-level WC. Shower

curtain rail with curtain. Central light fitting. Tiling around bath, wash hand basin and WC. Vinyl flooring. Ladder-style chrome radiator.

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 uPVC sealed unit double glazing.

GARAGE

There is no garage to the property, however parking is available in a communal parking area to the rear of the property.

GARDENS

Lawn to front. Lawn to the rear with concreted area beyond. Garden shed constructed of sectional concrete with power. Paved path to rear wooden gate. Blue and green bins. Brick boundary to rear. Outside tap. Outside light to rear.

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 C.

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: £630.00

Damage Deposit: £630.00

Total: £1260.00

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.

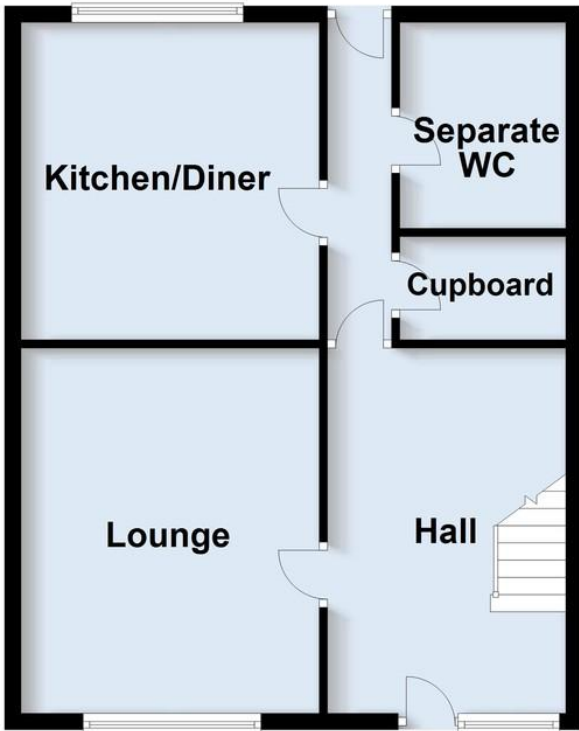
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

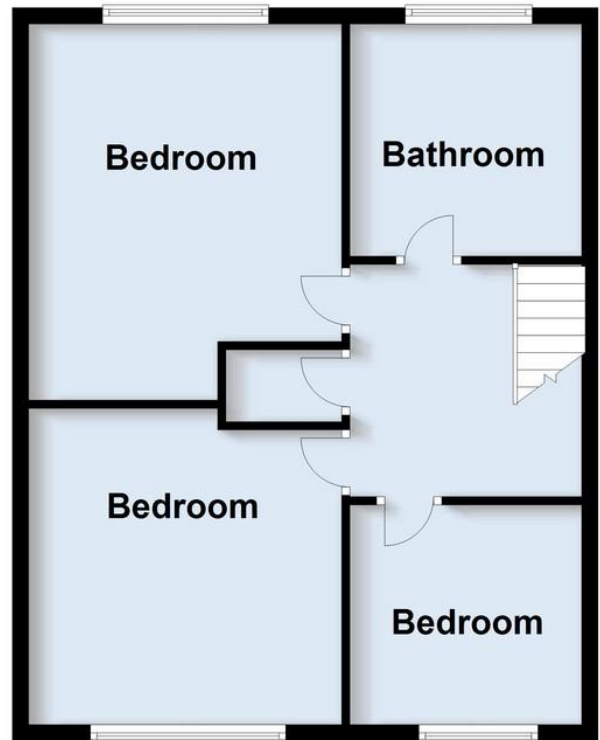
Strictly by appointment (01377) 253456.

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

Ground Floor



First 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

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
lettings@ullyottsbrid.co.uk



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