



Flat 2, 12 New Road  
Driffield, YO25 5DL

TO LET

£495 pcm

2 Bedroom Apartment

■ Ulliyotts ■  
EST 1891

01377 253456

# Flat 2, 12 New Road

## Driffield

### YO25 5DL

#### COMMUNAL ENTRANCE DOOR

Leading to:

#### ENTRANCE

With porch area (coat hooks). Smoke alarm, carpet.

Stairs leading to first floor. Carpet.

#### LANDING

With electric heater. Carpet. Central light fitting and smoke alarm.

#### BEDROOM

9' 11" x 7' 10" (3.04m x 2.41m)

Carpet, electric radiator, central light fitting.

#### BATHROOM

6' 10" x 5' 4" (2.10m x 1.65m)

Panelled bath with shower over, sink, low level WC, two spotlights and mirror light. Dimplex wall fan heater.

#### STAIRS TO SECOND FLOOR

Carpet, electric radiator, mirror and smoke alarm.

#### BEDROOM

11' 8" x 10' 7" (3.56m x 3.25m)

Carpet, central light fitting, smoke alarm, curtain pole and storage cupboard with water tank.

#### LOUNGE

13' 4" x 11' 6" (4.07m x 3.53m)

Carpet, electric fire and radiator, curtain pole and central light fitting.

#### KITCHEN

10' 0" x 5' 10" (3.06m x 1.80m)

Range of cupboards and drawers, stainless steel sink, electric oven, hob and cooker hood, tiled splashbacks, central light fitting and Dimplex wall heater. Plumbing for a washing machine. Vinyl flooring.

#### HEATING

Electric heaters.

#### DOMESTIC HOT WATER

Provided by the immersion heater.

#### DOUBLE GLAZING

Double glazed window units in uPVC.

#### GARDEN

No garden to the apartment.

#### PARKING

On-street parking.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

Rating D.

#### PAYMENTS

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

One month's rent: £495.00

Damage Deposit: £495.00

Total: £990.00

#### SERVICES

Mains water, drainage and electric 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.

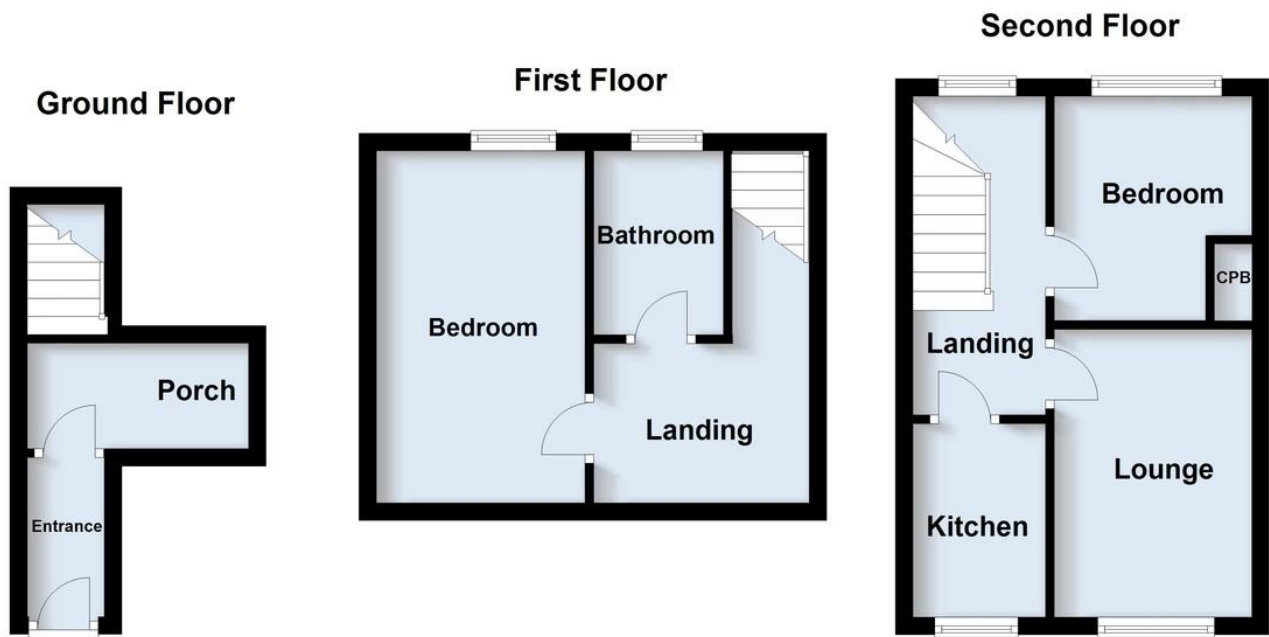
However, the landlord is not responsible for the replacement or repair of these items.

#### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 53 sq m



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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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