



■ **Ulllyotts** ■
Property Management

121 The Mount
Driffield
YO25 5JH

TO LET £530 PCM

Semi-detached bungalow
Two bedrooms
Spacious Lounge

Conservatory
Gas central heating
Garage



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ACCOMMODATION

GLAZED FRONT ENTRANCE DOOR Opening into



ENTRANCE HALL Vinyl flooring. Radiator. Central light fitting. Loft access (central heating boiler in loft). Mains smoke alarm. Coat hooks*. Doors to

LOUNGE 16' 3" x 11' 11" (4.95m x 3.63m) [into alcoves]

Gas coal-effect fire in marble surround and hearth. Wooden fire surround. Carpet. Radiator. Net curtains*. Central light fitting and shade*.

KITCHEN 10' 9" x 8' 4" (3.28m x 2.54m)

Laminate flooring. Stainless steel sink with mixer tap. 3-spot light fitting. Heat detector. Range of built-in units including four drawer unit. Built-in "Diplomat" electric oven with "Beko" four-ring ceramic hob. Cooker hood. Plumbing for washer. Space for under counter fridge. Venetian blind*.

BEDROOM 1 11' 0" x 13' 9" (3.35m x 4.19m)

Carpet. Radiator. Central light fitting. Wardrobes*. Curtain pole*. Sliding doors to

CONSERVATORY 7' 8" x 10' 5" (2.34m x 3.18m)

Laminate flooring. Door to rear garden. Wall light and power point.

BEDROOM 2 9' 7" x 9' 3" (2.92m x 2.82m)

Carpet. Radiator. Central light fitting. Curtains*.

BATHROOM 5' 11" x 6' 1" (1.8m x 1.85m)

Laminate flooring. White suite comprising panelled bath with shower over. Shower curtain* and pole*. Low-level WC and wash hand basin over vanity unit. Ladder style radiator. Toilet roll holder*. Venetian blind*. Extractor fan. Shelf*.

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 throughout.

GARDENS Gravelled area to front of property with driveway approaching garage. Gravel to rear with paved area and path to personal garage door. Outside tap.

GARAGE Detached brick built garage with up and over door and personal door, approached over driveway. Two outside lights with sensor.

PARKING Off-road parking available on driveway for up to 2 cars.

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

Regulated by RICS

ENERGY PERFORMANCE CERTIFICATE The property is currently rated band D.

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

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: £530.00
Damage Deposit: £530.00

Total: £1060.00

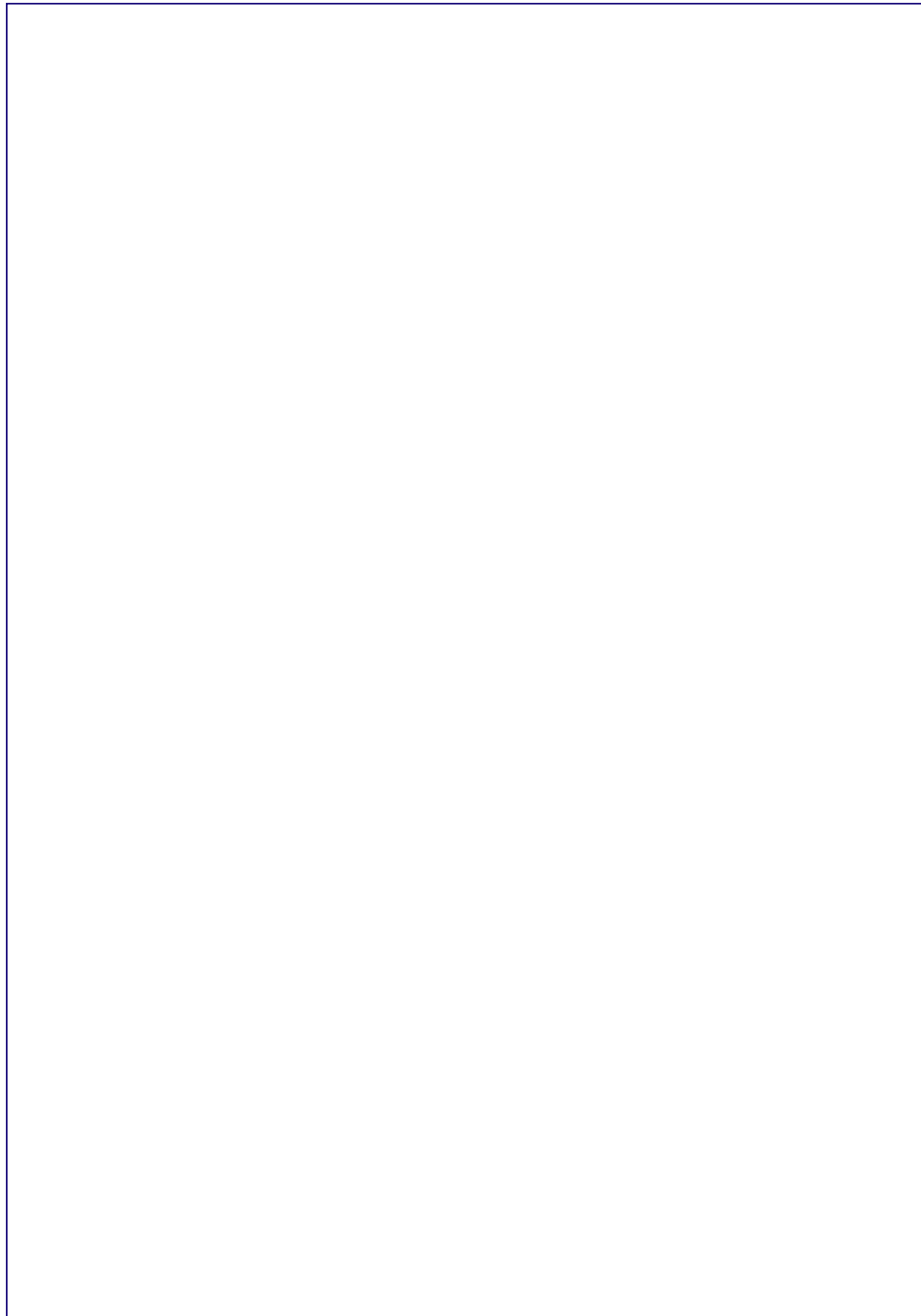
NOTE Heating systems and other services have not been checked.

All measurements are provided for guidance only.

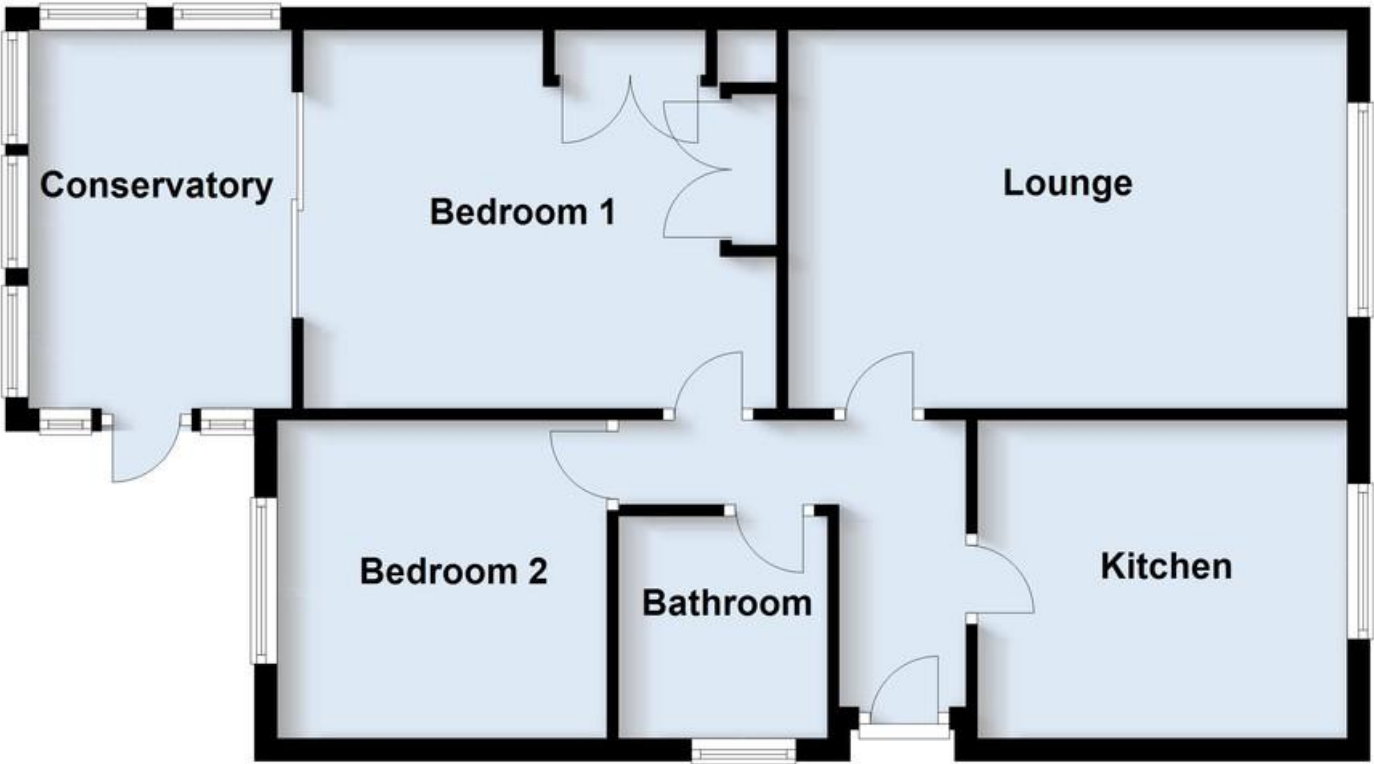
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

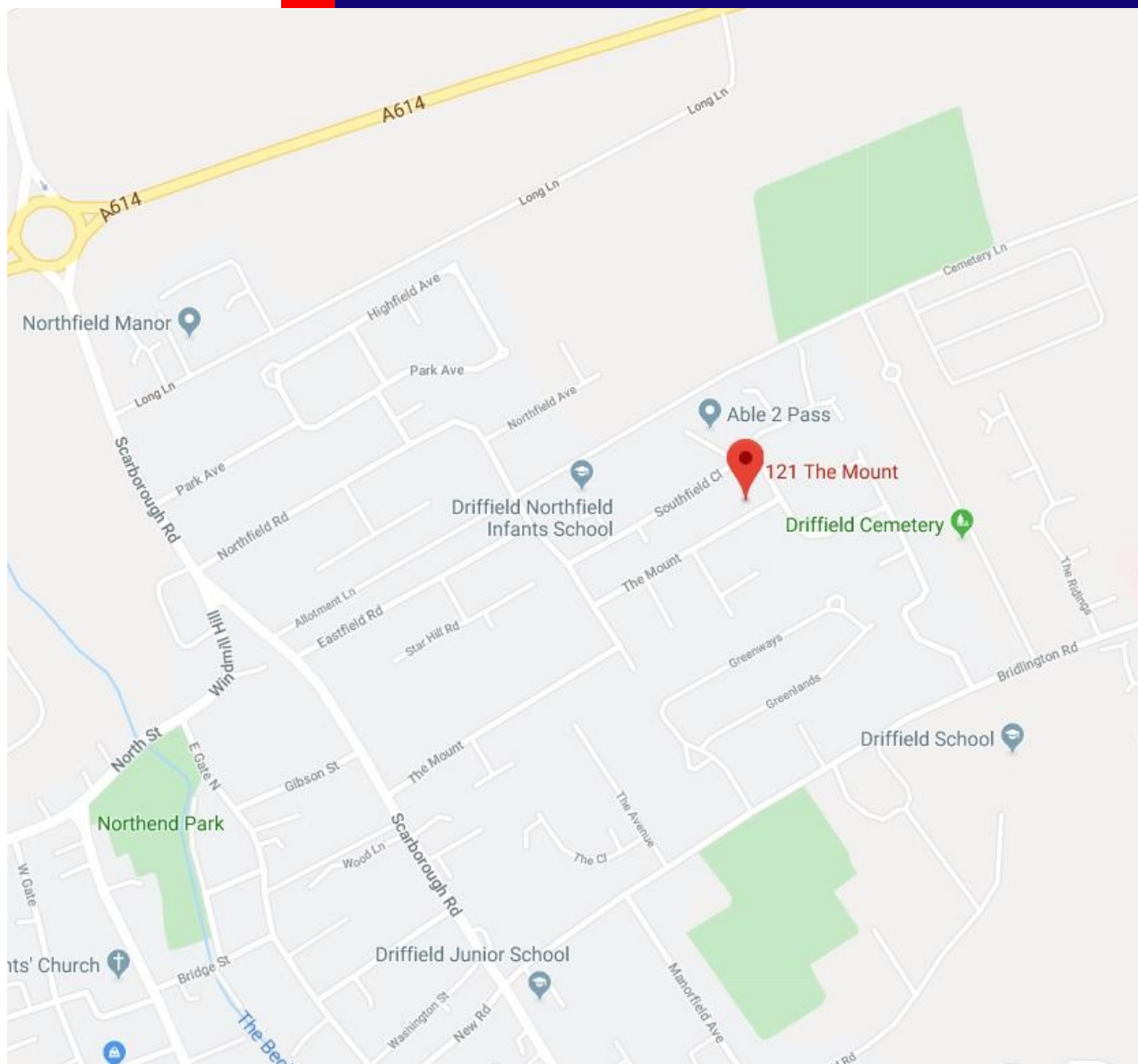
Floor plans are for illustrative purposes only.

* 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.



Ground Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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