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Property Management

9 Briar Garth
Driffield
YO25 6UL

TO LET £700 PCM

Three-bed detached
bungalow
Dining Kitchen
Spacious lounge

Shower room
Off-road parking and Garage
Gas CH and uPVC DG

'No fees!'



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9 Briar Garth

Driffield

YO25 6UL

ACCOMMODATION

GLAZED UPVC FRONT ENTRANCE DOOR

Opening into

HALLWAY Carpet. Two central light fittings. Mains smoke alarm. Radiator. Doors to

CLOAKS/WC Carpet. White suite comprising low-level WC and corner wash hand basin with tiled splashback. Curtain track*. Toilet roll holder*. Mirror*. Central light fitting.

LOUNGE 21' 1" x 12' 11" (6.43m x 3.95m) [max]
Carpet. Three curtain poles*. Two radiators. Central light fitting (3-shade*). "Marble" fireplace and surround with electric coal-effect fire. Two wall lights.

KITCHEN 18' 0" x 11' 9" (5.5m x 3.6m)

Range of built in units including wall-mounted cupboards and base units. Two 3-drawer units and wine rack. Built in "NEFF" electric double oven. "NEFF" four-ring gas hob and extractor hood. Tiled splashbacks. Built-in "NEFF" fridge/freezer next to larder cupboard. Built in "NEFF" dishwasher. One and one half bowl stainless steel sink. Plumbing for washing machine and space for dryer with vent. Wall-mounted "Worcester" gas central heating boiler. Tiled flooring. Radiator. Two central light fittings. Heat detector. Roller blind*. Glazed uPVC door to driveway.



DINING ROOM/BEDROOM 3 13' 11" x 9' 11" (4.25m x 3.04m)

Carpet. Central light fitting (3-shade). Radiator. Patio doors opening onto rear garden. Curtain track*.

BEDROOM 1 (FRONT) 11' 10" x 11' 9" (3.62m x 3.59m)

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

BEDROOM 2 (REAR) 13' 2" x 12' 2" (4.03m x 3.71m) [max]

Carpet. Radiator. Central light fitting. Curtain track*. Wash hand basin in vanity unit. Mirror*.

SHOWER ROOM With corner shower cubicle with plumbed in shower. Low-level WC and wash hand basin in vanity unit. Roller blind*. Fully wall tiled and floor tiled. Four downlights. Mirror*. Toilet roll holder*. Ladder style radiator. Extractor fan.

CENTRAL HEATING The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

ENERGY PERFORMANCE CERTIFICATE Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

GARAGE Constructed in brick with up and over door. Approached over a concrete driveway.

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

Regulated by RICS

PARKING Off-road parking available on driveway.

GARDENS Private front lawn. Attractive well laid out rear garden with lawn and borders. Summerhouse*. Outside lights to front and side.

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: £700.00

Damage Deposit: £700.00

Total: £1400.00

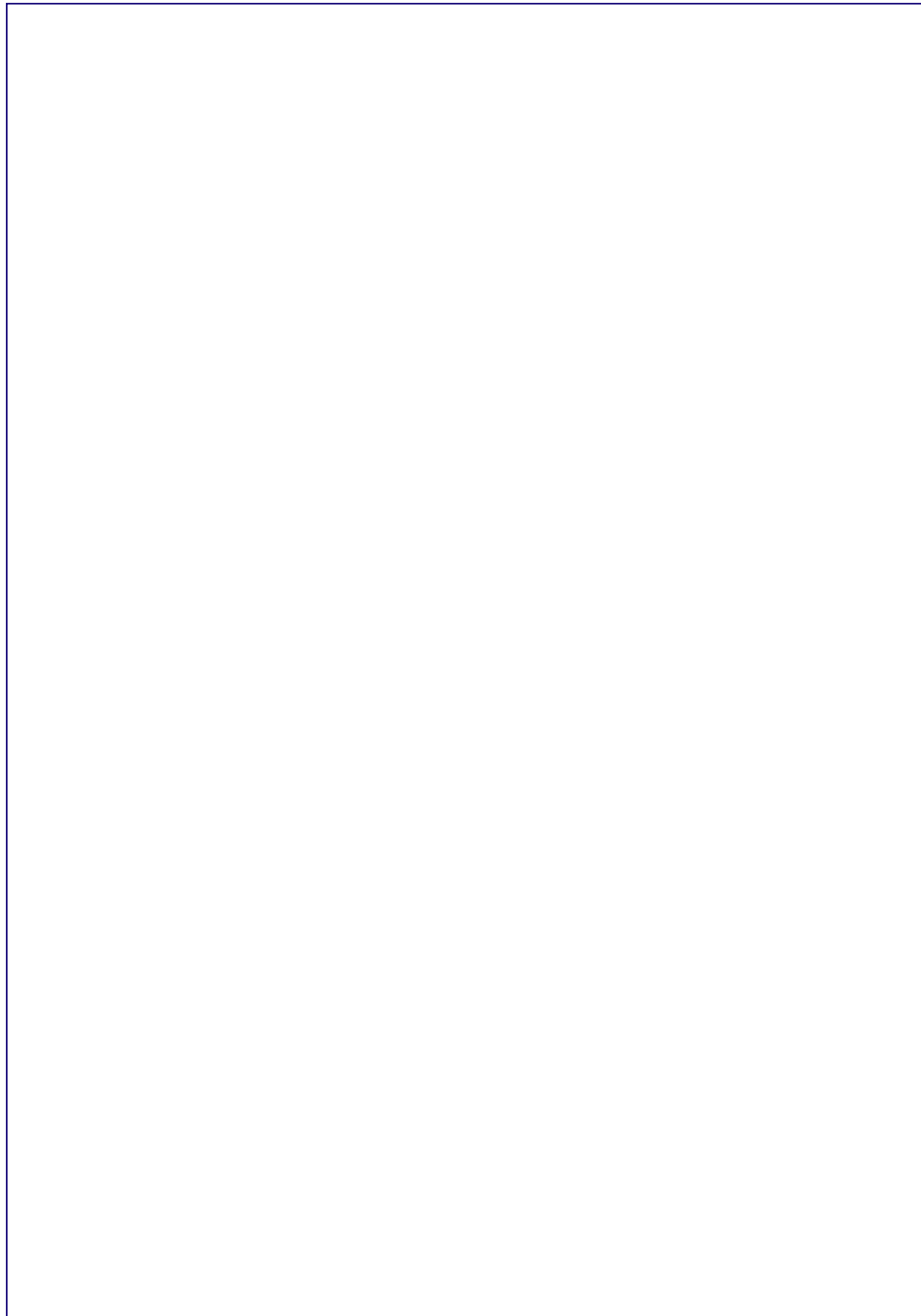
NOTE Heating systems and other services have not been checked.

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.

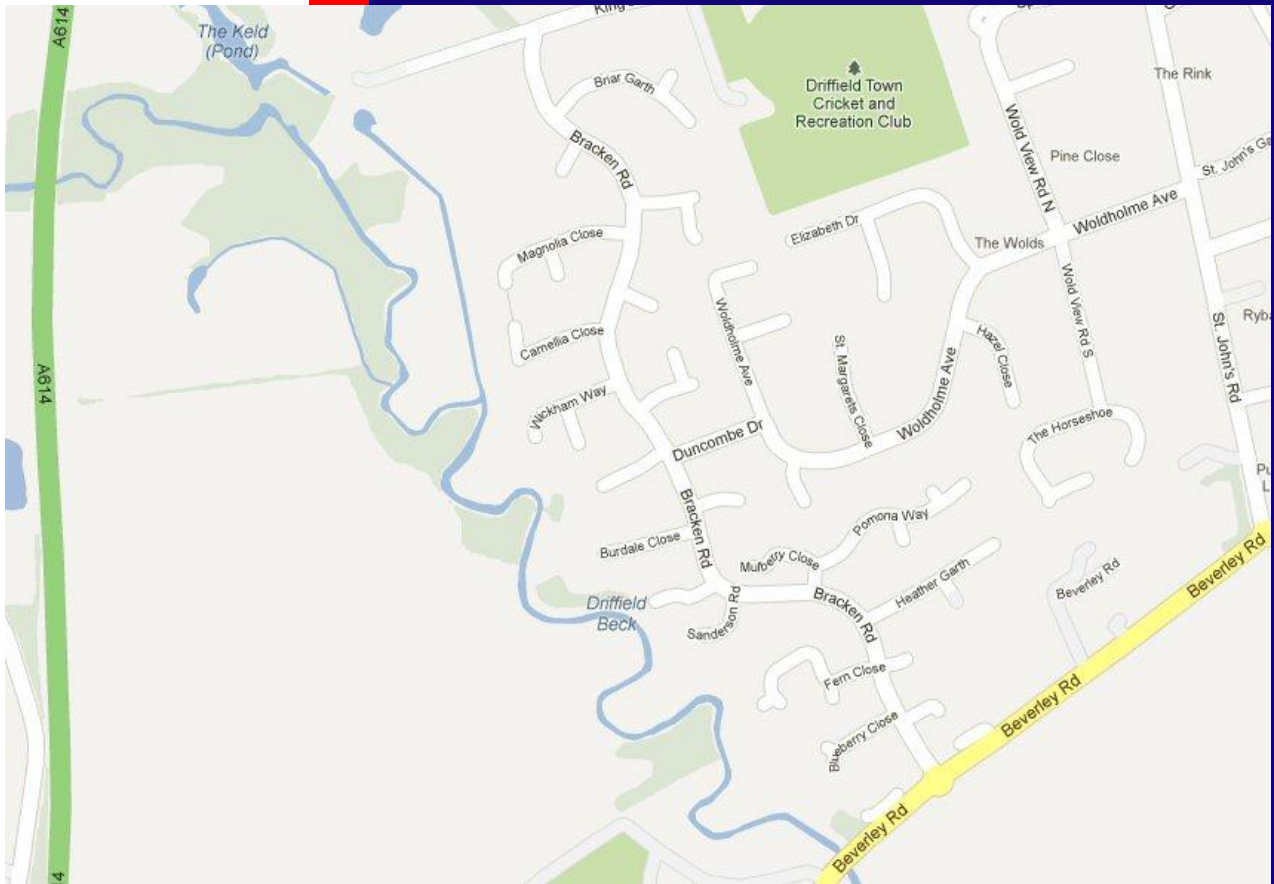
Floor plans are for illustrative purposes only.

* 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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