



57 Woldholme Avenue  
Driffield  
YO25 6RW

TO LET

**£630 pcm**

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 57 Woldholme Avenue

## Driffield

### YO25 6RW

#### ACCOMMODATION

##### UPVC GLAZED FRONT ENTRANCE DOOR

Opening into

##### ENTRANCE HALL

Laminate flooring. Carpeted straight flight staircase to first floor. Radiator. Understairs cupboard. Central light fitting. Battery smoke alarm. Coat hooks\*. Curtain track\* to door. Door to Kitchen and door to

##### LOUNGE

14' 8" x 11' 4" (4.48m x 3.47m)

Fire (decorative only - not usable) in "marble" surround and hearth. CO alarm. Carpet. Two central light fittings (3-spot\*). Vertical blind\*. Radiator. Glazed doors to

##### CONSERVATORY

8' 2" x 6' 5" (2.50m x 1.97m)

Tiled flooring. Wall light. Patio doors to rear garden. Vertical blind\*.

##### KITCHEN

13' 3" x 8' 0" (4.04m x 2.45m)

One and one half bowl "Belfast" style sink with mixer tap. Range of built-in cupboards and drawer units, including base units and wall-mounted cupboards. Tiled splashbacks. Extractor fan. Freestanding "Bush" gas cooker\*. Wall-mounted "Ideal" gas combination boiler. CO alarm. Laminate flooring. Radiator. Two central light fittings. Roller blind\*.

##### LANDING

Carpet. Central light fitting. Battery smoke alarm. Built-in cupboard for storage. Curtain track\*. Wall-mounted gas heater. Door to

##### BEDROOM 1 (REAR)

14' 6" x 10' 1" [max] (4.43m x 3.08m [max])

Carpet. Central light fitting (3-spot\*). Radiator. Built-in wardrobes and chest of drawers. Vertical blinds\*.

##### BEDROOM 2 (FRONT)

12' 6" [min] x 8' 2" (3.83m [min] x 2.51m)

Carpet. Central light fitting (3-spot\*). Radiator. Loft access. Built-in wardrobes. Shelf\*. Curtain track\* and curtains\*.

##### BATHROOM

8' 0" x 6' 0" (2.45m x 1.85m)

Cream suite with mixer/shower over bath. Glass shower screen. Low-level WC and pedestal wash hand basin. Tiled flooring. Central light fitting. Ladder style towel radiator. Towel rail\*. Part wall tiled.

#### 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. Enclosed lawned garden to rear.

#### PARKING

The property benefits from off-road parking on forecourt. Gated carport to side of property.

#### 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: £630.00

Damage Deposit: £630.00

Total: £1260.00

#### 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.

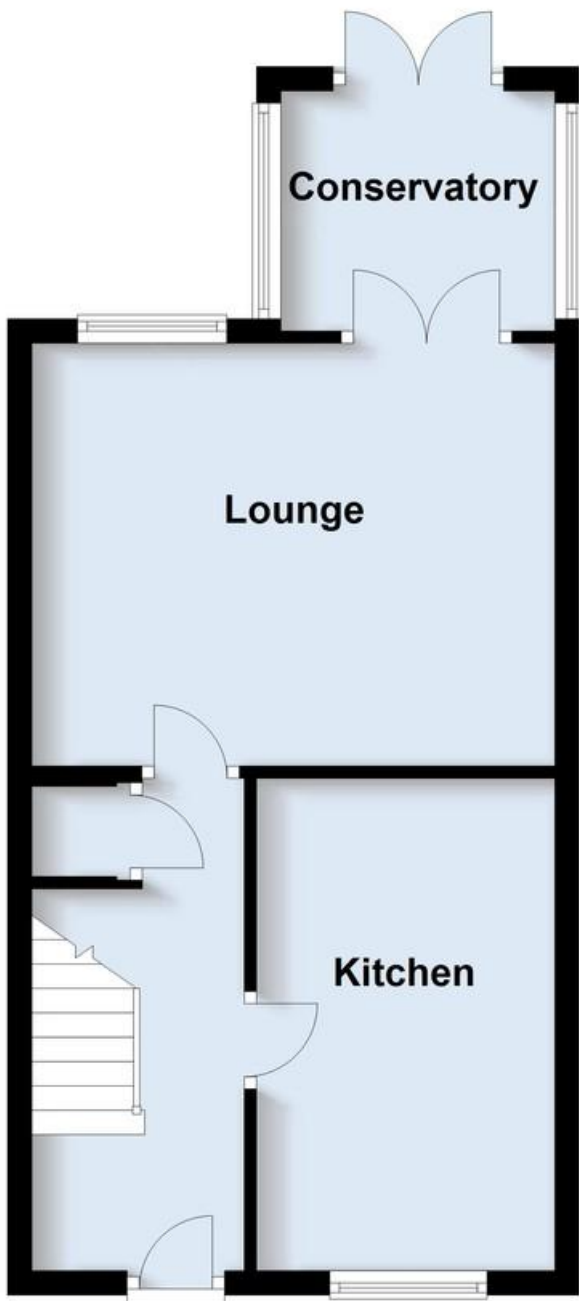
#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - Viewings will only be arranged following receipt of a completed application.

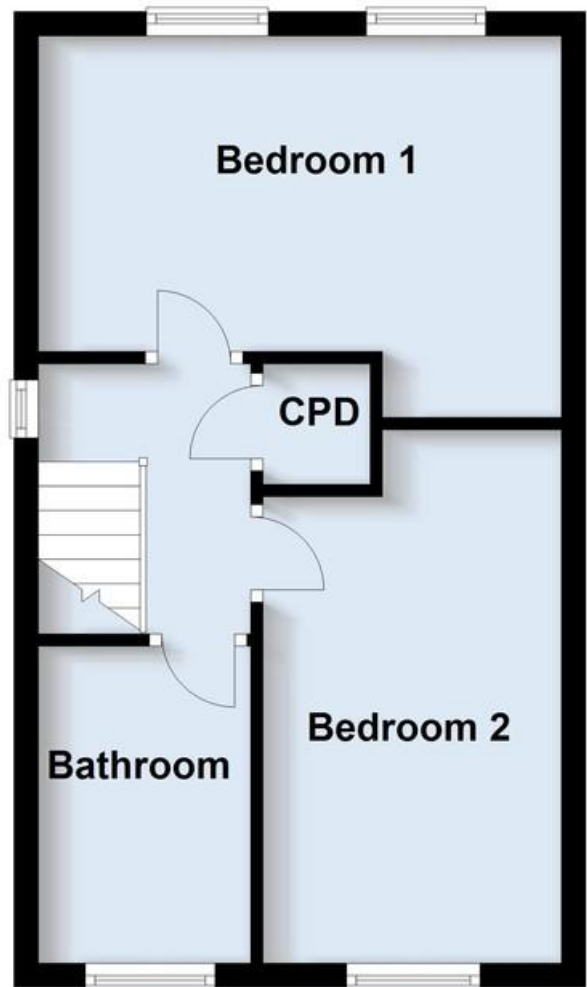
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 66 sq m

### Ground Floor



### First 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



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