



6 Wykeham Close
Drifffield
YO25 6RE

TO LET

£750 pcm

3 Bedroom Semi-detached house

■ Ulllyotts ■
EST 1891

01377 253456

6 Wykeham Close

Driffeld

YO25 6RE

GLAZED UPVC FRONT ENTRANCE DOOR

Adjacent to outside storage cupboard.

ENTRANCE HALL

Carpet. Built-in storage cupboard. Central light fitting.
Radiator. Door to:

CLOAKROOM

Low level WC and wash hand basin and fully wall tiled. Vinyl flooring.

KITCHEN

9' 5" x 7' 8" (2.89m x 2.34m)
Stainless steel one and a half bowl sink unit with built-in 'Beko' electric oven. Built-in four-ring 'Logik' induction hob and cooker hood. Range of built-in units and drawers. Ideal Logic Max C30 boiler. Vinyl flooring. 6-spot lights and tiled splashbacks.

LOUNGE

18' 2" x 14' 0" (5.54m x 4.29m)
Gas coal effect fire in 'marble' surround. Three wall lights. Carpet. Central light fitting. Two radiators. Curtains* and tie backs*. Smoke Alarm. Stairs to first floor.

CONSERVATORY

12' 11" x 9' 11" (3.96m x 3.04m)
Wall light and ceiling fan. Laminate flooring. Vertical blinds*
Radiator. French doors to rear garden.

LANDING

Carpet. Central light fitting. Loft access. Smoke Alarm. Door to:

BEDROOM 1 (REAR)

14' 1" x 8' 11" (4.30m x 2.74 [max]m)
Carpet. 3-shade central light fitting. Curtains*. Radiator.

BEDROOM 2 (FRONT)

7' 7" x 9' 8" (2.33m x 2.96m)
Carpet. Central light fitting. Wooden venetian blind* Curtain pole* and curtains*. Radiator.

BEDROOM 3 (FRONT)

12' 9" x 6' 2" (3.90 [max]m x 1.89 [max]m)
Carpet. Central light fitting. Curtain pole* and curtains*. Radiator.

BATHROOM

Panelled bath with shower and shower screen, wash hand basin, mirror with shaver point, low level WC, built-in cupboard. Ladder style radiator. Downlights. Fully wall tiled. Vinyl flooring. Towel rail and shelf*.

CENTRAL HEATING

Gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the gas Ideal Combi boiler.

DOUBLE GLAZING

Sealed units in uPVC surrounds.

GARDEN

Lawned front garden with borders. To the rear there is an area of decking and lawn.

PARKING

Off-road parking on the driveway.

GARAGE

A single brick built garage with up and over and personal door.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

PAYMENTS

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

One month's rent: £750.00

Damage Deposit: £865.00

Total: £1,615.00

SERVICES

Mains water, drainage, electric, gas 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.

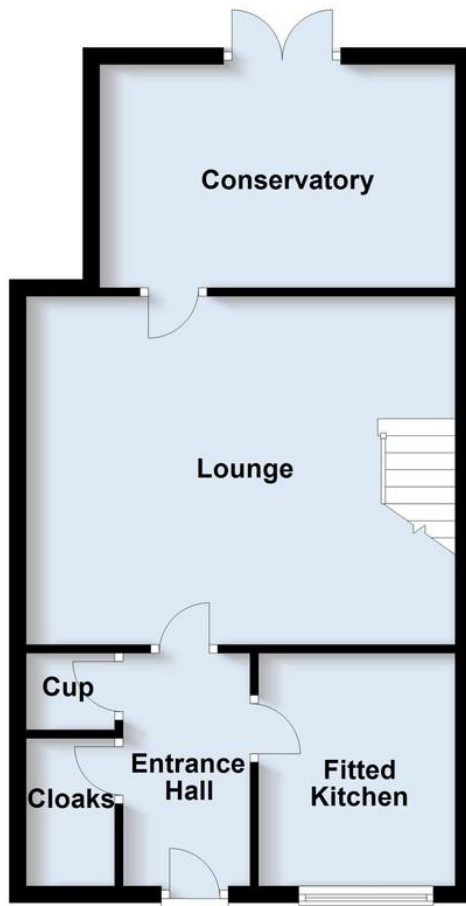
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

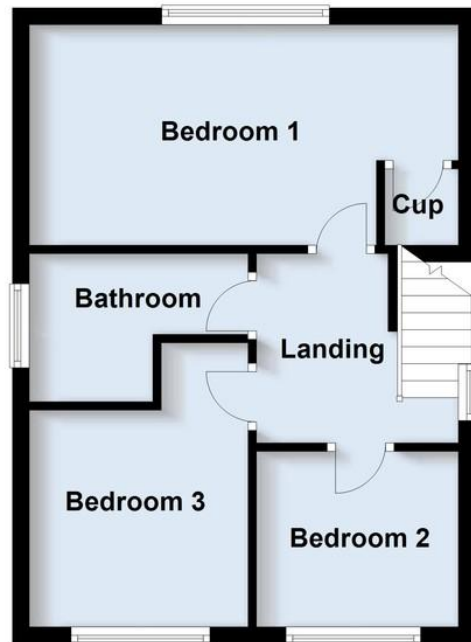
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 74 sq m

Ground Floor



First Floor



■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations