



Richmond House
17 The Beechwood
Driffield, YO25 5NS

TO LET

£1,300 pcm

4 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01377 253456

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ACCOMMODATION

UPVC FRONT ENTRANCE DOOR Outside light. Opening into

ENTRANCE HALL Carpet. Radiator. Central light fitting and 3-shade central light fitting. Understairs cupboard with carpet and coat hooks. Mains smoke alarm. Staircase with galleried landing leading to first floor landing. Doors to Lounge, Dining Room, Study and

CLOAKROOM/WC Carpet. Radiator. Central light fitting. White suite comprising low-level WC and pedestal wash hand basin. Wall tiling to half-height. Towel ring* and toilet roll holder*.

LOUNGE 18' 6" [into bay] x 12' 3" [max] (5.64m [into bay] x 3.73m [max]) Gas coal effect fire with marble inset and hearth with wooden surround. 2 x radiators. Carpet. 2 x 5-shade central light fittings. 2 x 2-shade wall lights. Curtains*. Pelmet with swags*. 3 x roller blinds*. Curtain pole* and curtains*. CO alarm. Double doors to

DAY ROOM 23' 11" x 10' 0" (7.29m x 3.05m) Tiled flooring. 3 x radiators. Vaulted ceilings with concealed lighting. Downlighters. French doors to patio.

DINING ROOM 17' 6" x 9' 6" (5.33m x 2.9m) Carpet. Radiator. 5-shade central light fitting and central light fitting. 3 x roller blinds*. 1 x roman blind*. Curtains*. Pelmet with swags*.

KITCHEN 15' 11" x 10' 10" (4.85m x 3.3m) One and a half bowl sink and drainer. Radiators. Full range of fitted cupboards with two drawer units. Built-in "Hotpoint" electric oven in three-quarter height unit. Built-in "Ariston" gas hob and cooker hood. Built-in "Hotpoint" dishwasher. Built-in "Hotpoint" fridge and freezer. 2 x roller blinds*. Downlighters. Tiled flooring and tiled splashback. CO alarm. Door to

UTILITY ROOM "Worcester" gas central heating boiler. Sink with mixer tap. Tiled floor and splashback. Plumbing for washer. Space for condenser dryer. Door to rear. Radiator. Extractor fan. CO alarm. Strip light.

STUDY 9' 6" x 8' 4" (2.9m x 2.54m) Carpet. Radiator. Vertical blinds*. 5-shade central light fitting.

LANDING Mains smoke alarm. Carpet. Roller blind*. 3-shade central light fitting and central light fitting. Loft access. Built-in airing cupboard with radiator and shelving. Doors to

BEDROOM 1 18' 9" [max] x 9' 11" [max] (5.72m x 3.02m) Range of built-in wardrobes. Dressing table*. Chest of

drawers*. 2 x bedside units*. Carpet. 5-shade central light fitting. 2 x 2-shade wall lights. Radiator. Roller blind*. Downlighter. Door to:

ENSUITE SHOWER ROOM 8' 1" x 7' 2" (2.46m x 2.18m) Double width shower cubicle with plumbed-in shower. Wash hand basin in vanity unit with illuminated mirror. Low-level WC in built-in unit. Toilet roll holder*. Roller blind*. Downlighters. Extractor fan. Carpet. "Wet wall" throughout. Ladder style radiator.

BEDROOM 2 13' 8" x 10' 8" (4.17m x 3.25m) Built-in wardrobes and dressing table with mirror* and stool*. 2 x bedside units*. 5-shade central light fitting. Radiator. Carpet. 2 x roller blinds*. 2 x curtains* with pelmets*. Door to

ENSUITE SHOWER ROOM 7' 10" x 6' 10" (2.39m x 2.08m) Large corner shower cubicle and plumbed in shower. Low-level WC and wash hand basin in vanity unit. Carpet. Downlighters. Mirror*. Roller blind*. Toilet roll holder*. Extractor fan. "Wet wall" in shower and wall tiling elsewhere. Ladder style radiator.

BEDROOM 3 (REAR) 10' 5" x 9' 0" (3.18m x 2.74m) Carpet. Central light fitting (3-shade). Radiator. Roller blind*. Curtains* and pelmets*.

BEDROOM 4 (FRONT) 10' 1" x 6' 9" (3.07m x 2.06m) Carpet. Radiator. 3-shade central light fitting. Roller blind*. Curtains* and pelmet*.

FAMILY BATHROOM 7' 3" x 6' 10" (2.21m x 2.08m) Panelled bath with shower over. Low-level WC and pedestal wash hand basin. Ladder style radiator. Shower curtain*. Carpet. Downlighters. Roller blind*. Toilet roll holder*. Extractor fan. Shaver point. Fully 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.

GARAGE Double brick garage with electric roller door and remote control. Tap and power. Central light fitting.

PARKING Off-road parking available on block paved driveway in front of garage.

GARDENS Patio area with lawn and borders to rear. Outside light and outside tap. Borders to front of property.

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

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: £1300.00

Damage Deposit: £1300.00

Total: £2600.00

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

Strictly by appointment with Ulllyotts

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 186 sq m



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