



6 Wood Lane
Driffield
YO25 6DU

TO LET

£650 pcm

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

6 Wood Lane

Driffield

YO25 6DU

HALF GLAZED ENTRANCE DOOR

Opening into:

ENTRANCE HALL

Central light fitting. Laminate flooring. Smoke alarm. Stairs off to first floor and:

CLOAKROOM

Central light fitting. Low-level WC and wash hand basin. Toilet roll holder* and hand towel holder*. Radiator.

LOUNGE

12' 2" x 11' 2" (3.71m x 3.4m)

With electric wall-mounted fire. Curtain pole*. Central light fitting. Radiator.

THROUGH DINING AREA

8' 3" x 7' 10" (2.51m x 2.39m)

With patio doors to the rear. Curtain pole*. Central light fitting. Radiator.

KITCHEN

10' 6" x 8' 3" (3.2m x 2.51m)

With a range of fitted units, cooker with extractor hood over and built-in fridge freezer. Recessed ceiling lights. Roller blind*. CO alarm. Radiator.

LANDING

Storage cupboard. Central light fitting. Carpet. CO alarm. Mains smoke alarm.

BEDROOM 1

10' 6" x 8' 10" (3.2m x 2.69m)

Central light fitting. Carpet. Roller blind*. Radiator.

BEDROOM 2

10' 6" x 8' 10" (3.2m x 2.69m)

Central light fitting. Carpet. Roller blind*. Radiator.

BATHROOM

With low-level WC, wash hand basin and panelled bath with shower over and shower door. Toilet roll holder*. Towel rail*. Soap dish*. Heated towel rail.

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.

GARDEN

Fenced garden to the rear.

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated C.

PAYMENTS

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

One month's rent: £650.00

Damage Deposit: £650.00

Total: £1300.00

NOTES

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 67 sq m

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