



21 Crop Close  
Drifffield  
YO25 5BF

TO LET

£725 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 21 Crop Close

## Drifffield

### YO25 5BF

#### CANOPIED FRONT ENTRANCE DOOR

Opening into:

#### ENTRANCE HALL

Laminate flooring. Coir mat. Central light fitting. Radiator. Security alarm panel. 6 x coat hooks. Doors to:

#### CLOAKROOM/WC

Laminate flooring. Low-level WC and pedestal wash hand basin. Tiled splashback. Mirror\*. Central light fitting. Radiator. Extractor fan.

#### LOUNGE

17' 4" x 10' 9" (5.28m x 3.28m)

Laminate flooring. Central light fitting. Radiator. Curtain pole\*. Staircase to first floor. Mains smoke alarm. Door to

#### KITCHEN/DINING AREA

13' 6" x 11' 1" (4.11m x 3.38m)

One and one quarter bowl stainless steel sink with mixer tap. Built-in "Flavel" electric oven and 4-ring electric hob. Extractor hood. Built-in fridge/freezer. Tiled splashbacks. Three drawer base unit. Range of units including wall-mounted cupboards and base units. Plumbing for washing machine. Laminate flooring. Downlighters. Radiator. Roller blind\*. French doors to patio and garden. TV bracket\*. Heat detector.

#### LANDING

Built-in airing cupboard housing "Ideal Logic+" gas combination boiler. Carpet. Central light fitting. Mains smoke alarm. CO monitor. Loft access. Doors to

#### BEDROOM 1 (REAR)

13' 6" x 9' 11" (4.11m x 3.02m)

Carpet. Radiator. Central light fitting. Curtain pole\*.

#### BEDROOM 2 (FRONT)

13' 1" x 9' 6" (3.99m x 2.9m)

Carpet. Radiator. Central light fitting. Curtain poles\*.

#### BATHROOM

White suite comprising P-shaped panelled bath with plumbed-in shower and glass shower screen. Low-level WC and pedestal wash hand basin. Downlighters. Fully wall tiled. Ceramic floor tiles. Ladder style towel radiator. Extractor fan.

#### 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

Paved patio. Lawned area. Garden shed\*.

#### PARKING

Side gravelled driveway with space for two vehicles.

#### 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 band B.

#### 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: £725.00

Damage Deposit: £835.00

Total: £1560.00

#### 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.

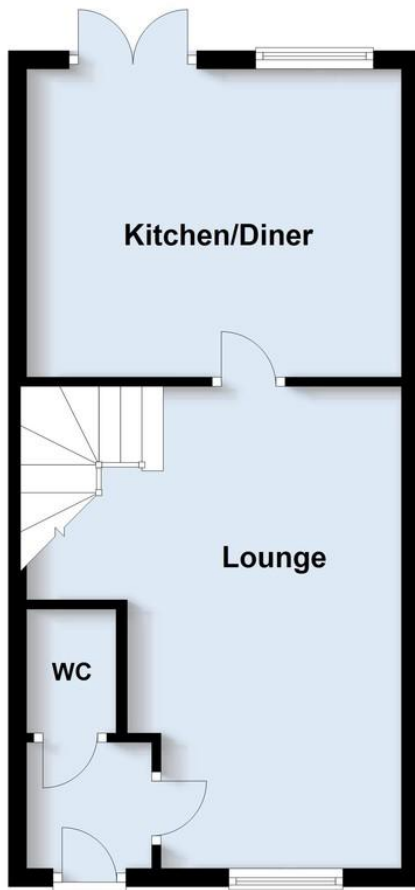
#### VIEWING

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

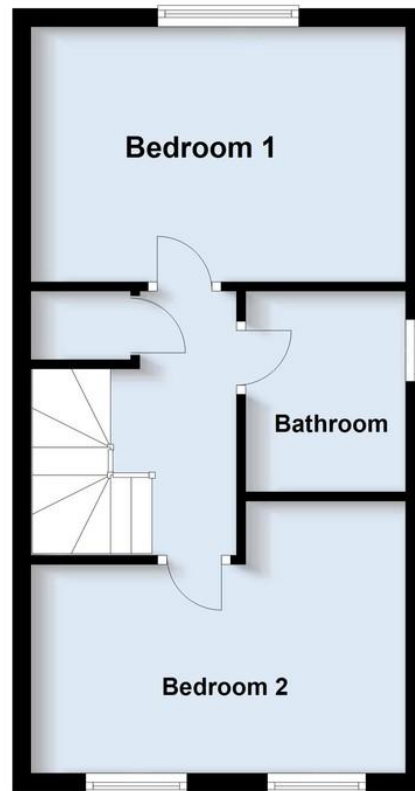
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 69 sq m

**Ground Floor**



**First Floor**





# ■ Ulllyotts ■

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## Driffield Office

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