



6 Helme Croft
Drifffield
YO25 5BX

TO LET

£995 pcm

4 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01377 253456

6 Helme Croft Driffeld YO25 5BX

ENTRANCE HALL

Carpet. Two central light fittings. Mains smoke alarm. Staircase to first floor. Under stairs cupboard. Radiator. Door to:

CLOAKROOM/WC

Comprising low level WC and pedestal wash hand basin. Central light fitting. Vinyl flooring. Radiator.

LIVING ROOM

20' 4" x 11' 1" (6.20m x 3.40m)

Carpet. Two radiators. Two central light fittings.

DINING KITCHEN

20' 7" x 10' 1" (6.28m x 3.08m)

With a full range of built-in cupboards and drawers. Cupboard housing 'Logic ESPB5' combination boiler. Stainless steel one and a half bowl sink. Built-in gas hob with extractor hood over. Built-in appliances to include double electric oven, fridge freezer and dishwasher. Two radiators. Two central light fittings, one with four spotlights. CO Alarm and heat detector. Vinyl flooring. French doors leading to rear garden. Door to:

UTILITY ROOM

5' 11" x 5' 5" (1.82m x 1.66m)

Worktop with storage cupboard. Integrated washing machine. Space for tumble dryer. Vinyl flooring. Central light fitting. Door to driveway.

LANDING

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

BEDROOM 1 (FRONT)

14' 10" x 10' 5" (4.54m x 3.19m)

Carpet. Central light fitting. Radiator. Door to:

ENSUITE

8' 3" x 5' 6" (2.53m x 1.69m)

Tiled shower cubicle with plumbed in shower. Pedestal wash hand basin with tiled splashback. Low level WC. Shaver point. Downlighters and extractor fan. Vinyl flooring. Ladder style radiator.

BEDROOM 2 (REAR)

11' 11" x 9' 3" (3.64m x 2.83m)

Carpet. Radiator. Central light fitting.

BEDROOM 3 (REAR)

12' 10" x 8' 3" (3.92m x 2.53m)

Carpet. Radiator. Central light fitting.

BEDROOM 4 (FRONT)

9' 9" x 6' 9" (2.99m x 2.08m)

Carpet. Radiator. Central light fitting.

BATHROOM

8' 5" x 6' 7" (2.57m x 2.03m)

White suite comprising panelled bath with shower attachment and tiled walls. Low level WC and pedestal wash hand basin with tiled splashback. Downlights and extractor fan. Vinyl flooring. Ladder style radiator.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the gas combination boiler.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

GARDEN

The property has a front border with lawn and plants. The rear garden has a patio area with a lawn beyond and plants. Outside Tap.

PARKING

Off-road parking available. Leading to:

GARAGE

Single garage with up and over door. Light and power connected.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated Band B.

PAYMENTS

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

One month's rent: £ 995.00

Damage Deposit: £ 1145.00

Total: £2140.00

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.

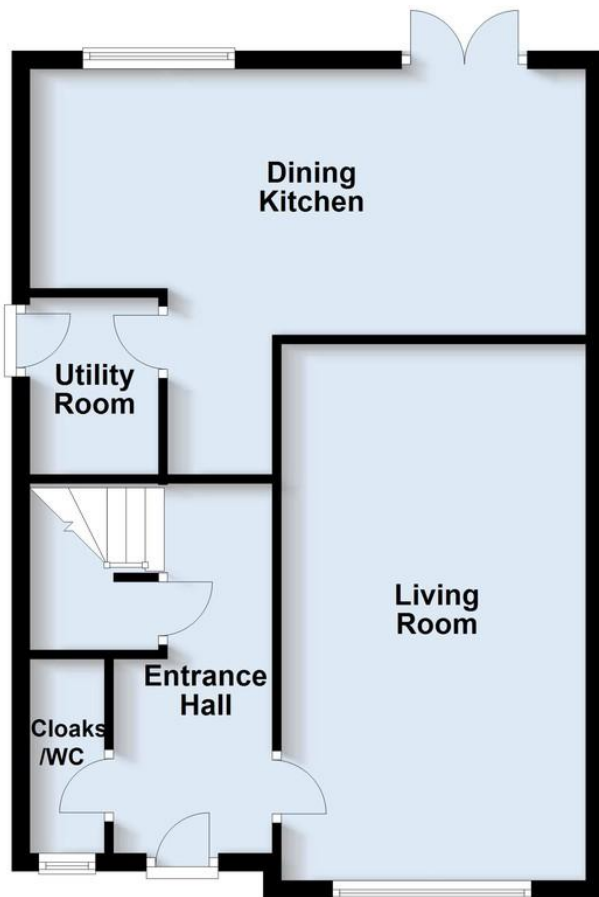
VIEWING

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

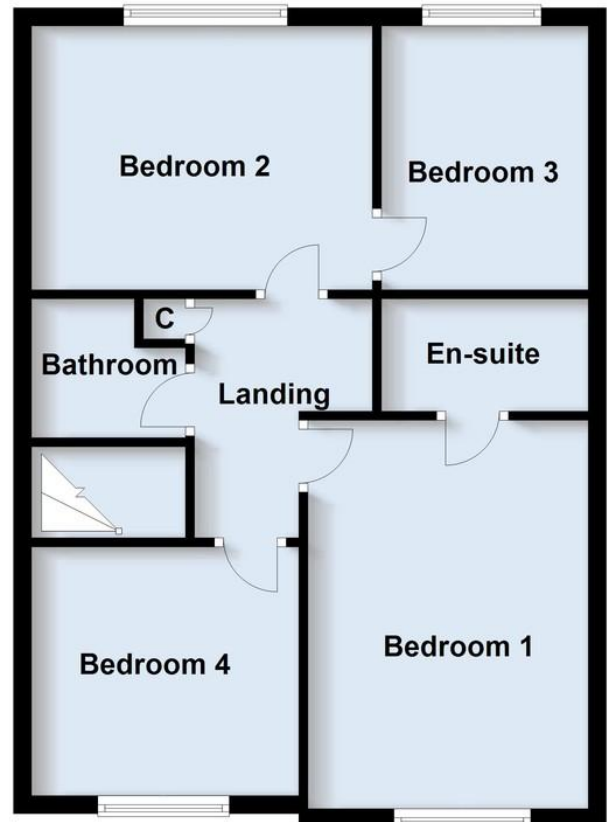
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 116 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

rightmove 

 RICS

 The Property
Ombudsman

Our Services

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