



4 Willow Court
Drifffield
YO25 9QL

TO LET

£800 pcm

3 Bedroom Semi-Detached House

4 Willow Court

Driffield

YO25 9QL

FRONT ENTE DOOR
Opening to

ENTRANCE HALL
Carpet. Shelf with coat hooks under. Telephone point. Radiator. Door to

LOUNGE/DINING AREA
18' 10" x 16' 0" (5.74m x 4.88m)
Half turn staircase to first floor with feature spindles. Dado rail and coving. Limed oak adam style fireside surround with "marble" inset and hearth and coal effect gas fire with back boiler in situ. TV point. Telephone point. Curtain pole. Radiator. Carp et. Three central light fittings with glass shade. Door to

KITCHEN
11' 0" x 9' 9" (3.35m x 2.97m)
Single drainer Asterite sink with double, corner and single base units. Breakfast bar with cupboard below incorporating wine rack. Corner and two single base units. Slot-in gas oven with gas four-ring hob and extractor hood. Double, corner and four single wall mounted cupboards. Two balcony units. Plumbing for automatic washing machine. Vinyl flooring. Radiator. 4-spot lighting track. Curtains. Understairs storage cupboard with shelf unit and coat hooks. Door to

REAR ENTRANCE HALL
Vinyl flooring. Two corner shelves. Coat hooks. Central light fitting. Cladding to half-height. With doors to conservatory and

CLOAKROOM/WC
Comprising low-level WC and wash hand basin. Vinyl flooring. Central light fitting and shade. Radiator. Corner shelf. Towel rail. Toilet roll holder.

CONSERVATORY
10' 2" x 8' 8" (3.1m x 2.64m)
Constructed in UPVC and looking south over the rear garden. Vinyl flooring. Wall light. French doors to rear garden.

LANDING
With deep airing cupboard housing hot water cylinder and immersion heater. Carpet. 4-spot lighting track. Doors to

BEDROOM ONE
16' 0" x 9' 3" (4.88m x 2.82m)
Fitted wardrobes with sliding doors. Carpet. Radiator. Curtain pole and curtains. Venetian blind. Central light fitting.

BEDROOM TWO
12' 11" x 9' 7" (3.94m x 2.92m)
Fitted wardrobe with sliding doors. Carpet. Radiator. Central light fitting (chandelier-style). Curtain pole.

BEDROOM THREE
11' 10" x 9' 2" (3.61m x 2.79m)
Fitted wardrobe with sliding doors. Carpet. Radiator. 4-spot track. Two glass shelves.

BATHROOM AND WC
With white cottage style suite having "gold" fittings. Comprising paneled bath with mixer taps and showerhead, pedestal wash hand basin and low-level WC. Plumbed in "Aqualisa" shower over the bath where the walls are fully tiled. Tiled to half height elsewhere. Ceiling spotlights. Vinyl flooring. Curtains. Roller blind. Radiator. Toilet roll holder. Mirrored cabinet. Two towel rails. Large mirror. Shaving mirror.

CENTRAL HEATING
Gas fired central heating to radiators.

DOMESTIC HOT WATER
Provided by the central heating system with stand-by immersion heater.

DOUBLE GLAZING
Sealed units throughout in UPVC surrounds.

GARAGE
17' 3" x 12' 0" (5.26m x 3.66m)
Semi-detached garage constructed in matching facing brick with powder coated pressed paneled roof and up and over door. Power and light connected. Fridge-freezer*. Parking in front of the garage for two vehicles.

GARDENS
Established hedge forms the front garden boundary. Lawn and shrubs. The good-sized rear garden faces approximately south and benefits from both a patio and lawn. Picnic bench*. Various pots and hanging baskets* Outside light. Green bin.

COUNCIL TAX BAND
Band "B".

ENERGY PERFORMANCE CERTIFICATE
The property is currently rated band D.

SERVICES
Mains water, electricity, gas, drainage an telephone either available or connected .

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

One month's rent: £800.00
Damage Deposit: £920.00
Total : £1720.00

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 digitally calculated floor area is 90 sq m (969 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

**AWAITING
FLOOR PLAN**

■ Ulllyotts ■

EST 1891



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