



2 Southwood Park
Drifffield
YO25 9HJ

TO LET

£975 pcm

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



 4
  2
  2
  Garage, Off Road Parking
  Gas Central Heating

2 Southwood Park, Driffield, YO25 9HJ

GLAZED FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

13' 3" x 5' 8" (4.05m x 1.75m)

A generous entrance hallway featuring a straight-flight staircase rising to the first floor and a useful understairs storage cupboard. The area is finished with coir matting by the entrance door, leading through to laminate flooring. Radiator, central ceiling light and smoke alarm.

CLOAKROOM/WC

With white suite and chrome fittings comprising low-level WC and wash hand basin. Vinyl flooring. Radiator. Central light fitting. Extractor fan. Coat hooks. Toilet roll holder.

LOUNGE

15' 9" x 8' 11" (4.81m x 2.72m)

Attractive lounge featuring a coal-effect gas fire with elegant marble hearth and surround. Finished with fitted carpet, radiator and a central five-shade ceiling light. CO alarm installed for added safety and a wide square archway opens through to the adjoining room.

DINING ROOM

9' 8" x 8' 11" (2.95m x 2.73m)

Bright and inviting, featuring double-glazed French doors that open onto the flagged patio, creating an ideal space for indoor-outdoor living. Finished with fitted carpet, radiator and a central three-shade ceiling light. Curtain pole*.



Accommodation

KITCHEN

16' 5" x 8' 11" (5.01m x 2.73m)

Well-appointed kitchen fitted with a range of units and wall mounted cupboards. A one-and-a-half bowl stainless steel sink unit and integrated appliances include a Hotpoint double electric oven, Hotpoint four-ring gas hob with extractor hood, fridge and dishwasher. Finished with tiled splashbacks, practical vinyl flooring, radiator and ceiling downlights. Space for dining is provided and a UPVC door opens directly onto the flagged patio.

UTILITY ROOM

8' 6" x 4' 0" (2.59m x 1.24m)

Leading off the kitchen with plumbing for an automatic washing machine and a useful three-quarter-height larder cupboard. Finished with easy-care vinyl flooring, a central ceiling light and radiator.

CENTRAL LANDING

Spacious landing area featuring a built-in airing cupboard housing the Ideal combination boiler. Finished with fitted carpet, central ceiling light, smoke alarm, radiator and loft access.

MASTER BEDROOM

15' 7" x 10' 2" (4.76m x 3.10m)

Generous front-facing double bed room with window providing ample natural light. Finished with fitted carpet, central ceiling light, radiator and roller blind*.

ENSUITE SHOWER ROOM

6' 4" x 4' 7" (1.95m x 1.42m)

Fitted with a modern white suite and chrome fittings, comprising a glazed and tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low-level WC. Additional features include a ladder-style radiator, half-height wall tiling, vinyl flooring, ceiling downlights, extractor fan and light with shaver point. Venetian blind* to window.

BEDROOM TWO

12' 7" x 8' 8" (3.85m x 2.66m)

A well-proportioned rear-facing bedroom with window overlooking the garden. Finished with fitted carpet, radiator, central ceiling light and roller blind*.



BEDROOM THREE

10' 1" x 9' 11" (3.09m x 3.04m)

A comfortable bedroom with window to the rear aspect finished with fitted carpet, radiator, central ceiling light and roller blind*.

BEDROOM FOUR

9' 9" x 8' 4" (2.99m x 2.55m)

Rear-facing finished with fitted carpet, radiator and central ceiling light, offering a versatile space for use as a bedroom or home office.

BATHROOM

6' 7" x 6' 7" (2.03m x 2.03m)

Fitted with a modern white suite and chrome fittings, comprising a panelled bath with mixer taps and shower head, pedestal wash hand basin and low-level WC. Features include a shower screen and full wall tiling over the bath / shower area, with half-height wall tiling elsewhere. Completed with vinyl flooring, ladder-style radiator, Venetian blind* and ceiling downlights.

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

Single integral garage with up and over door approached over a block-paved driveway.

GARDENS

Open-plan front garden providing an inviting entrance. The enclosed rear garden features a patio, low-maintenance turf and a summerhouse*, creating a versatile outdoor space for relaxing and entertaining.

COUNCIL TAX BAND

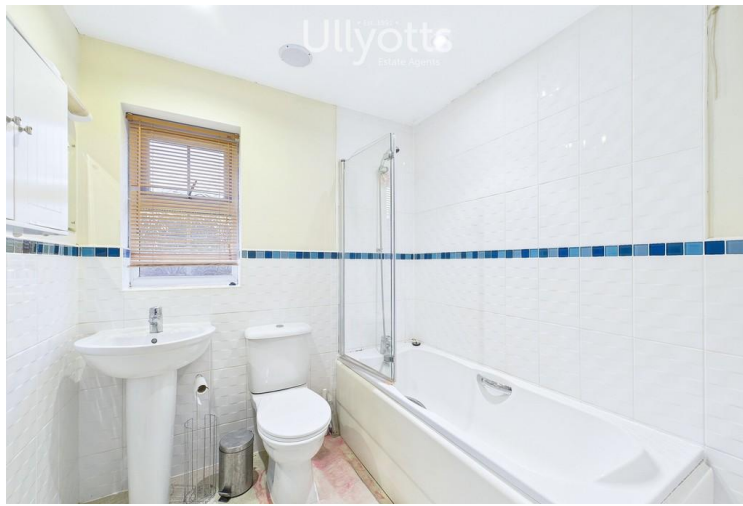
East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band 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: £975.00

Damage Deposit: £1125.00

Total: £2100.00

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 102 sq m (1,096 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Ulllyotts
• Est. 1891 •
Estate Agents



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