



8 Wood Crescent
Driffield
YO25 6DW

TO LET

£775 pcm

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456

8 Wood Crescent

Driffield

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UPVC FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

Quarter turn staircase to first floor. Ceramic tiled floor. Mains smoke alarm. Doors to:

CLOAKROOM/WC

With white suite and chrome fittings comprising low level WC and corner pedestal wash hand basin. Ceramic tiled floor. Hook on door*

LOUNGE

14' 8" x 13' 5" (4.47m x 4.09m)
Laminate flooring. Two wall mounted shelves and two wall light fittings. Central light fitting. Understairs storage cupboard. Double glazed French windows opening onto paved patio. Curtain pole*

KITCHEN/BREAKFAST AREA

13' 11" x 7' 6" (4.24m x 2.29m)
Single drainer stainless steel sink unit with corner and single base units. Drawer units. Three single wall mounted cupboards. Integrated oven with gas four ring hob and extractor hood. Dishwasher. Fridge/Freezer. Plumbing for automatic washing machine. CO alarm.

CENTRAL LANDING

Loft Entrance. Carpet. Central light fitting and shade*. Mains smoke alarm. Radiator. Doors to:

BEDROOM ONE

13' 10" x 12' 5" (4.22m x 3.78m)
Carpet. Central light fitting. Curtain pole*. Radiator.

BEDROOM TWO

15' 1" x 9' 1" (4.6m x 2.77m)
With built-in cupboard and gas combination boiler. CO alarm. Central light fitting. Carpet. Radiator.

BATHROOM & WC

With white suite and chrome fittings comprising panelled bath with plumbed-in shower attachment over, pedestal wash hand basin and low level WC. Fully tiled over the shower area. Shower Screen. Chrome ladder radiator. Extractor fan. Ceramic tiled floor. Mirror* Shelves* Corner wall cabinet*.

CENTRAL HEATING

Gas fired central heating to radiators at first floor level.
Underfloor heating at ground floor level.

DOMESTIC HOT WATER

Provided by the gas combination boiler.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

PARKING

There is allocated off-road parking for one vehicle.

GARDENS

Shallow lawned forecourt. Enclosed courtyard patio garden to the rear.

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 B.

PAYMENTS

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

One month's rent: £775.00

Damage Deposit: £890.00

Total: £1665.00

SERVICES

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

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.

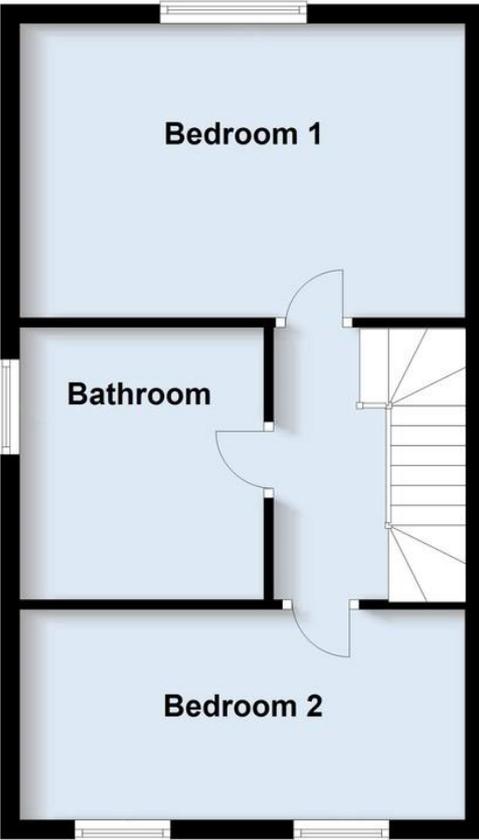
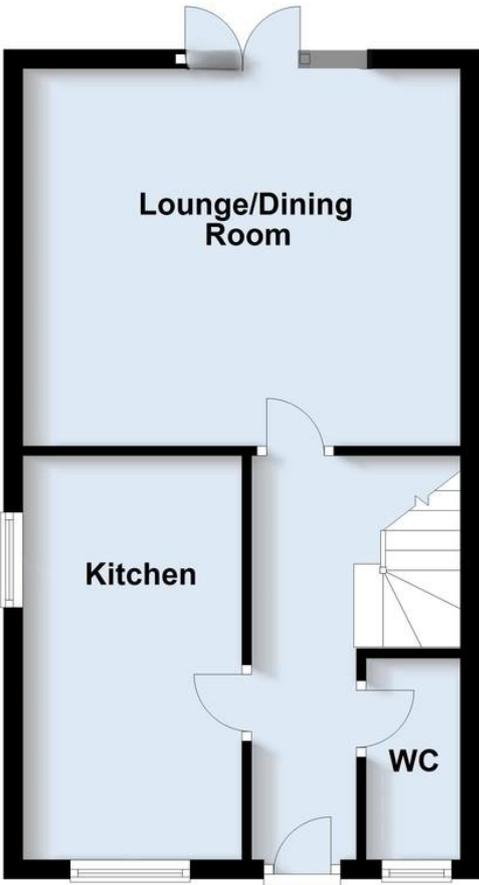
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

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 75 sq m (807 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



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