



38 Southwood Park  
Driffield  
YO25 9HJ

TO LET

**£1,000 pcm**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garage, Off  
Road Parking



Gas Central Heating

## 38 Southwood Park, Driffield, YO25 9HJ

### GLAZED FRONT ENTRANCE DOOR

Opening into

### ENTRANCE HALL

A welcoming entrance hall featuring a straight flight staircase rising to the first floor, complemented by a practical understairs storage cupboard. The space is finished with a fitted carpet with central ceiling light with shade, smoke alarm and radiator. Doors leading off to adjoining rooms.

### CLOAKROOM/WC

A well-appointed cloakroom/WC fitted with a white suite and stylish chrome fittings, comprising a low-level WC and wash hand basin. The space is enhanced by a tiled splashback and carpeted flooring, with a central light fitting and an extractor fan. Additional features include a toilet roll holder\*, towel rail\*, coat hooks\*, and radiator.

### LOUNGE

15' 10" x 10' 3" (4.83m x 3.12m)

A comfortable and inviting lounge featuring a coal-effect gas fire set within an elegant marble hearth and surround. A bay window allows for plenty of natural light and carpet. The room is complemented by a curtain pole\* with curtains\*, a central light fitting with shade\*, and a Venetian blind\*. Additional features include a radiator and a square archway leading through to adjoining space.

### DINING ROOM

10' 2" x 9' 2" (3.1m x 2.79m)

A bright and welcoming dining room featuring uPVC patio doors that open out onto the patio, the room is finished with carpeted flooring and is complemented by a curtain pole\* with curtains\*. A central light fitting with shade\* and radiator.



## Accommodation

### BREAKFAST KITCHEN

16' 9" x 9' 2" (5.11m x 2.79m)

A well-appointed kitchen featuring a one-and-a-half bowl stainless steel sink with a range of base units, including double, corner, and three single units with drawers. There are four wall-mounted cupboards and a three-quarter height larder cupboard providing ample storage. The kitchen is fitted with a built-in Hotpoint double electric oven, a four-ring gas hob with extractor hood, an integrated Hotpoint fridge, and an integrated dishwasher. Additional features include tiled splashbacks, vinyl flooring, a radiator, downlighters, and a CO alarm. A glazed uPVC door provides access to the rear. Archway to

### UTILITY ROOM

8' 6" x 4' 2" (2.59m x 1.27m)

Space and plumbing for an automatic washing machine, complemented by a worktop with tiled splashback. The room features vinyl flooring, a central light fitting, and a radiator, with a door providing access to the garage.

### LANDING

Featuring a built-in airing cupboard housing a Worcester gas combination boiler. Additional benefits include a CO alarm, smoke alarm, carpeted flooring, a central light fitting, loft access, and a radiator, with doors leading to adjoining rooms.

### MASTER BEDROOM

15' 7" x 10' 3" (4.75m x 3.12m)

Carpeted flooring, a central light fitting and shade\*, curtain pole\*, curtains\*, and roller blind\*. The room also benefits from a radiator. Door to

### EN-SUITE SHOWER ROOM

Fitted with a white suite and chrome fittings, comprising a glazed and tiled corner shower cubicle with plumbed-in shower, pedestal wash hand basin, and low-level WC. Walls are tiled to half height, with vinyl flooring underfoot. Additional features include a ladder-style towel radiator, extractor fan, roller blind\*, and downlights.

### BEDROOM 2 (REAR)

12' 11" x 8' 8" (3.94m x 2.64m)

Carpeted flooring, a central light fitting and shade\*, curtain pole\* and curtains\*, and a roller blind\*. The room also benefits from a radiator.

### BEDROOM 3 (FRONT)

10' 3" x 10' 2" (3.12m x 3.1m)

Carpeted flooring, a central light fitting and shade\*, curtain pole\* and curtains\*. The room also benefits from a radiator.



#### **BEDROOM 4 (REAR)**

10' 0" x 10' 2" (3.05m x 3.1m)

Carpeted flooring, a central light fitting and shade\*, curtain pole\* and curtains\*, and a radiator.

#### **BATHROOM**

Fitted with a white suite and chrome fittings, comprising a panelled bath with mixer taps and shower head, pedestal wash hand basin, and low-level WC. A shower screen is fitted, with full-height tiling to the shower area and half-height tiling to the remaining walls. Additional features include a ladder-style towel radiator, roller blind\*, extractor fan, vinyl flooring, and 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 with off-road parking for two vehicles. Light and power connected.

#### **GARDENS**

Open plan lawned front garden. The rear garden incorporates a patio area with lawn beyond. Shed\*.

#### **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: £1000.00

Damage Deposit: £1150.00

Total: £2150.00



**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.

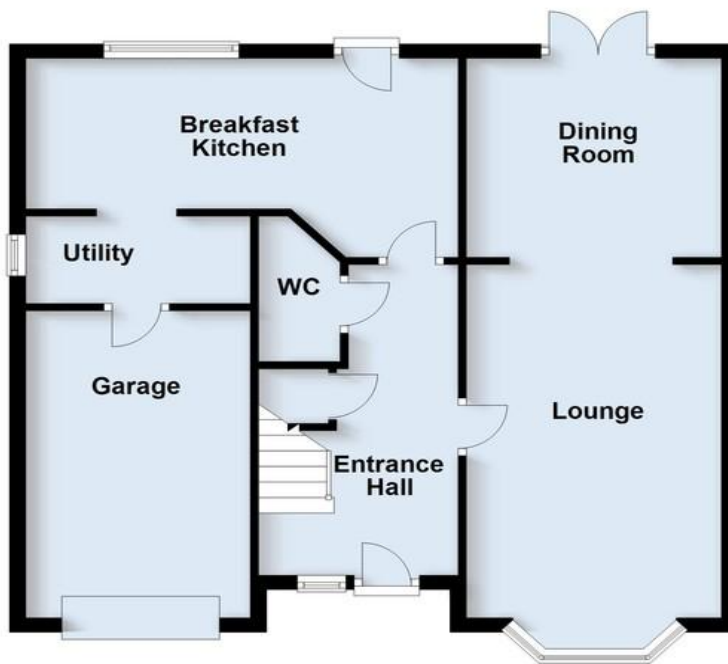
**VIEWING**

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

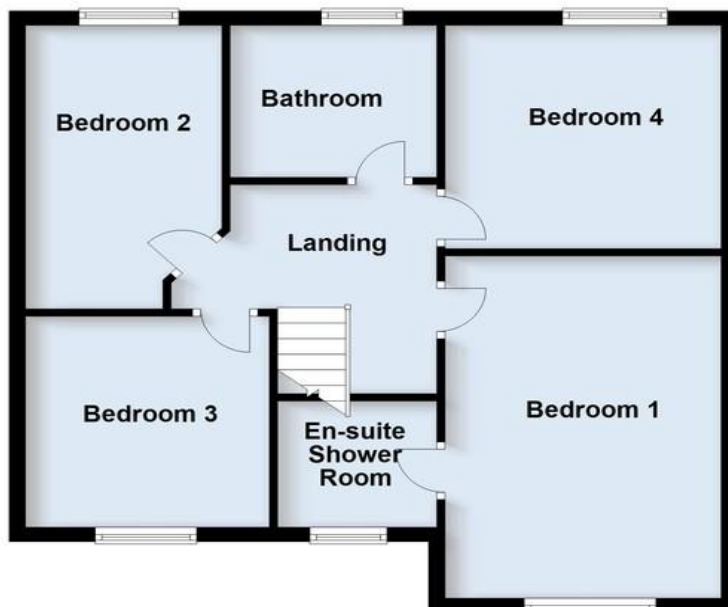
Regulated by RICS

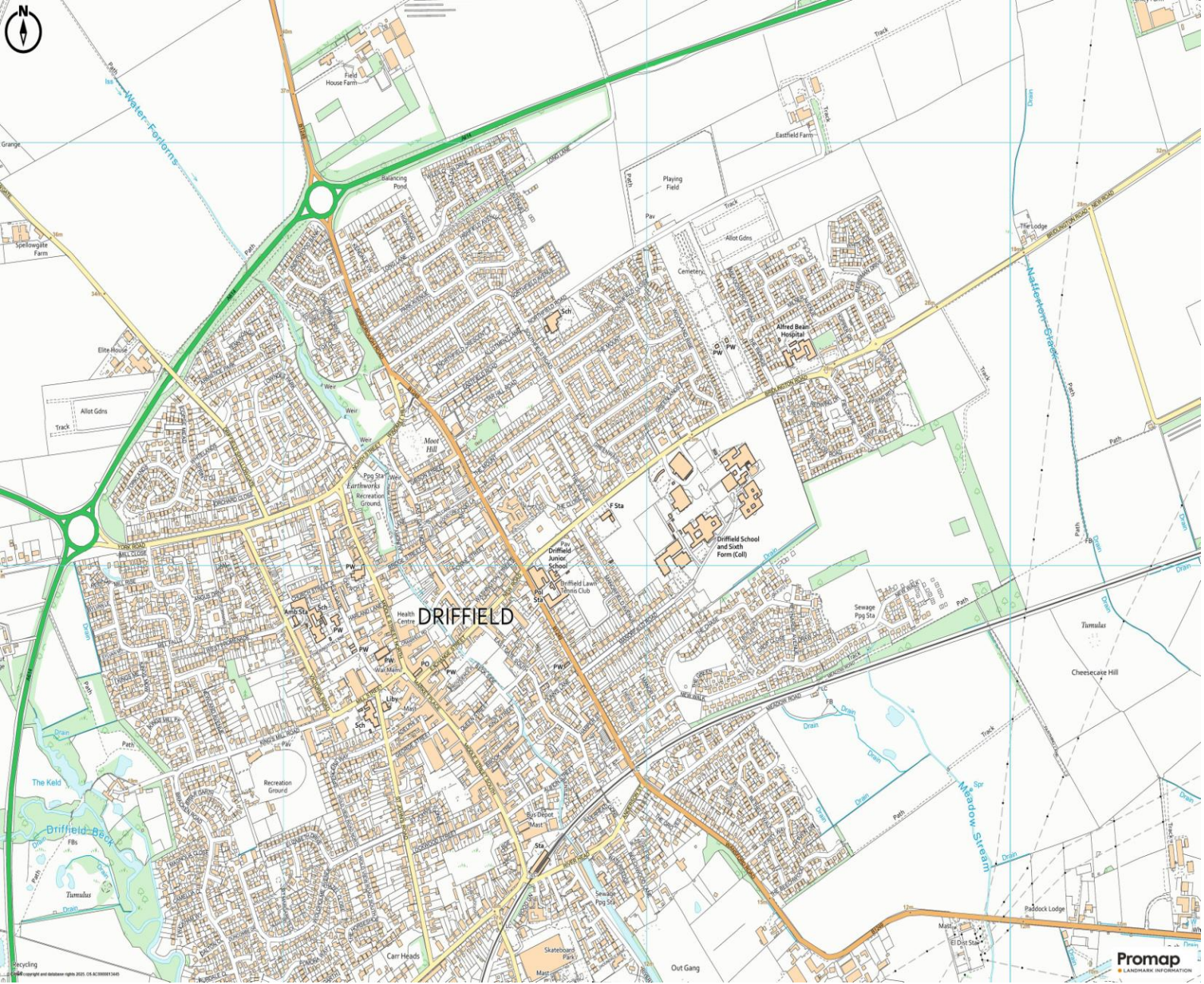
The digitally calculated floor area is 110 sq m (1,184 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

### Ground Floor



### First Floor





# ■ Ulllyotts ■

EST 1891



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