



6 Wood Crescent
Drifffield
YO25 6DW

TO LET

£795 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■
EST 1891

01377 253456

6 Wood Crescent

Driffield

YO25 6DW

FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

With staircase (carpet) to first floor. Mains smoke alarm. Central light fitting and shade*. Ceramic floor tiles with underfloor heating. Doors to dining kitchen and lounge. Door also to:

CLOAKROOM/WC

White suite with chrome fittings comprising low-level WC and corner pedestal wash hand basin with mixer tap. Central light fitting. Towel holder*. Venetian blind*. Ceramic floor tiles with underfloor heating.

LOUNGE

16' 8 (max)" x 14' 0 (max)" (5.08m x 4.27m)

Wood flooring. Contemporary wall-mounted, pebble-effect fire with brushed steel surround. Central light fitting (3-shade*). French doors to rear patio. Understairs storage cupboard. Two wall lights (2-shade*). Curtain pole* Tie backs*

DINING KITCHEN

14' 0" x 7' 1" (4.27m x 2.16m)

Stainless steel sink with mixer tap. "Neff" built-in appliances: electric oven, 4-ring gas hob, extractor hood, dishwasher, fridge and freezer. CO alarm. One corner and one single base unit. 4-drawer unit. Three wall-mounted cupboards. Plumbing for automatic washing machine. Tiled splashbacks. Downlighters. Ceramic floor tiles with underfloor heating.

LANDING

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

BEDROOM 1 (REAR)

13' 7" x 12' 5" (4.14m x 3.78m)

Carpet. Central light fitting and shade*. Roller blind*. Curtain pole*. Radiator.

BEDROOM 2 (FRONT)

15' 2 (max)" x 9' 1 (max)" (4.62m x 2.77m)

Carpet. Central light fitting. Built in airing cupboard housing "Remeha" central heating boiler. CO alarm. Two curtain poles*. Two roller blinds*. Radiator.

BATHROOM AND WC

White suite with "chrome" fittings comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low-level WC. Laminate tile-effect flooring. Downlighters. Extractor fan. "Chrome" ladder-style radiator. Fully wall tiled around bath/shower area and half-height elsewhere. Mirrored cabinet*.

CENTRAL HEATING

Gas fired central heating and underfloor heating on ground floor and radiators to first floor.

DOMESTIC HOT WATER

Provided by the central heating system.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARDEN

Small lawned forecourt garden. Paved patio to rear. Timber shed*. Outside tap. Outside light above front door. Blue and green and brown wheelie bins.

PARKING

There is parking available on block-paved area overlooked by the house.

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 band B.

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 damage deposit of £915.00

Rent to be paid after the tenancy agreement has been signed and before the tenancy begins £

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.

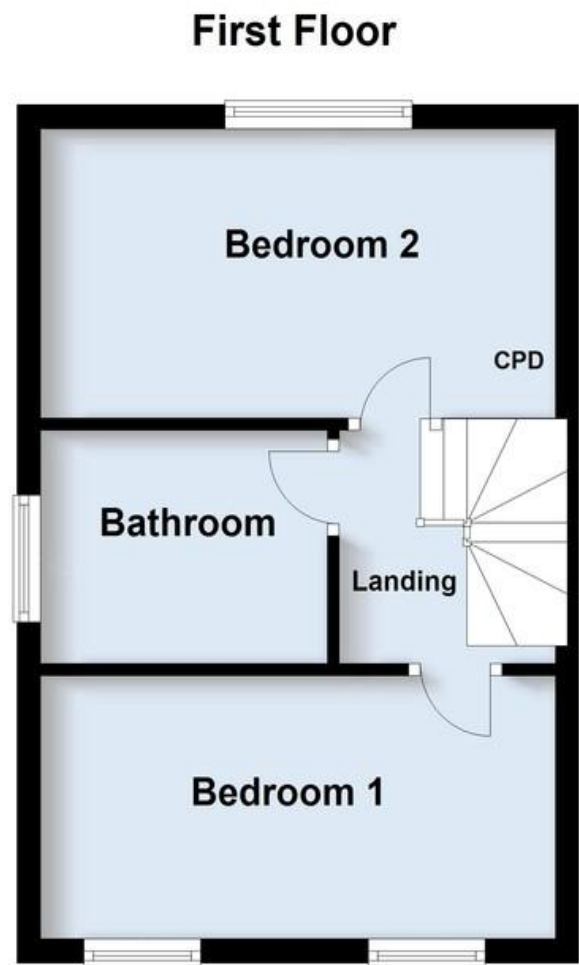
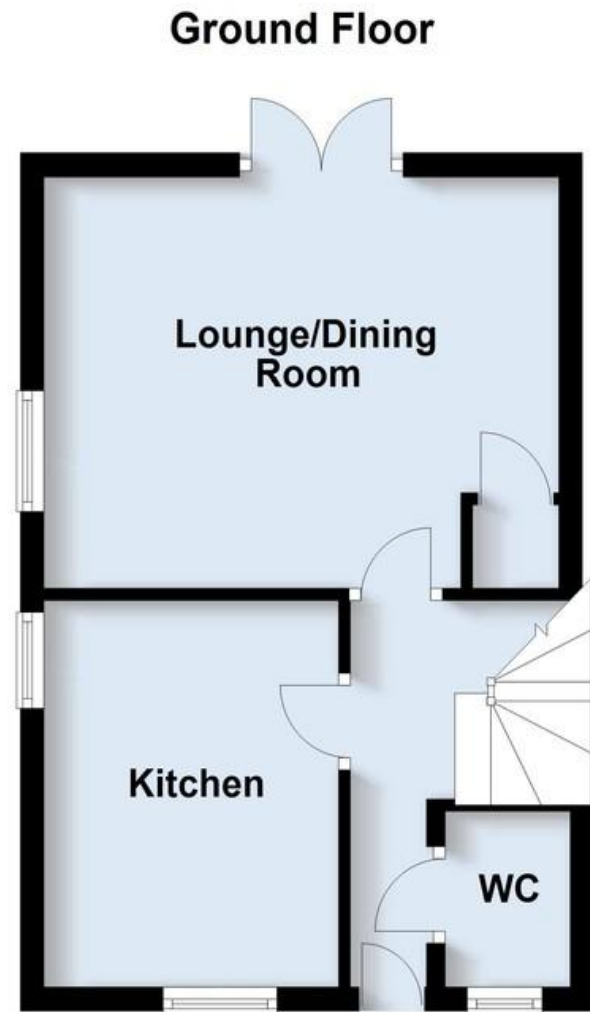
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

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

Regulated by RICS

The 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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