



20 The Poplars
Driffield
YO25 8XA

TO LET

£850 pcm

3 Bedroom Detached House



3



2



2



Garage, Off
Road Parking



Gas Central Heating

20 The Poplars, Driffield, YO25 8XA

ENTRANCE HALL

8' 3" x 6' 0" (2.53m x 1.84m)

A stylish glazed entrance door opens into a welcoming reception hallway featuring laminate flooring. A carpeted straight-flight staircase rises to the first floor, complemented by a radiator, central ceiling light fitting and mains-connected smoke alarm, creating a practical yet inviting first impression.

CLOAKROOM / WC

4' 9" x 2' 6" (1.45m x 0.77m)

The cloakroom is fitted with a cream-coloured suite comprising a low-level WC and wash hand basin. Additional features include vinyl flooring, radiator, central ceiling light fitting, a roller blind*, towel ring*, toilet roll holder* and coat hooks*.

LOUNGE

15' 9" x 9' 11" (4.81m x 3.03m)

A comfortable and well-presented reception room centred around an electric coal effect fire with marble inset and hearth, complemented by an attractive wooden fire surround. The room further benefits from laminate flooring, two radiators and a central three-shade light fitting. Two curtain poles* and matching sets of curtains*.

DINING ROOM

9' 7" x 8' 3" (2.94m x 2.52m)

A well presented room with window to front elevation benefiting from fitted carpet, radiator a central ceiling light fitting with shade* and curtain pole*.



Accommodation

KITCHEN

12' 8" x 6' 11" (3.87m x 2.12m)

Fitted with a stainless steel one-and-a-half bowl sink and a comprehensive range of built-in wall and base units incorporating drawers. Integrated appliances include an electric oven, four-ring gas hob and cooker hood. A fitted breakfast bar and further features include tiled splashbacks, vinyl flooring, radiator and a four-spot ceiling lighting. There is also plumbing for both a washing machine and dishwasher, together with a useful understairs storage cupboard.

LANDING

8' 9" x 3' 10" (2.69m x 1.17m)

With a window providing natural light featuring a roman blind*, together with fitted carpet, mains-connected smoke alarm and central ceiling light fitting. Doors leading off to the bedrooms.

BEDROOM ONE

12' 7" x 8' 7" (3.85m x 2.64m)

A well-proportioned principal bedroom featuring a window to the front elevation, fitted carpet, radiator and central ceiling light fitting. The room benefits from built-in wardrobes incorporating drawers and mirror, together with a curtain pole, and leads through to the ensuite shower room.

ENSUITE SHOWER ROOM

6' 7" x 4' 0" (2.01m x 1.23m)

The ensuite is fitted with a tiled shower cubicle incorporating a thermostatic shower, together with a low-level WC and wash hand basin set within a vanity unit. Further features include vinyl flooring, ladder radiator, extractor fan, shaver point, a central ceiling light fitting and a toilet roll holder*.

BEDROOM TWO

9' 10" x 8' 11" (3.02m x 2.74m)

Featuring a window to the front elevation, fitted with carpet, radiator, a central ceiling light fitting and a curtain pole*. The room also has an airing cupboard housing the hot water tank, together with access to the loft space.

BEDROOM THREE

6' 11" x 6' 3" (2.12m x 1.93m)

With a rear-facing window, fitted with carpet, curtain pole*, radiator, a central ceiling light fitting and shade*.



BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m)

Fitted with a panelled bath with mixer/shower taps, a low-level WC and a wash hand basin set within a vanity unit. The space is complemented by part-tiled walls around the bath and sink areas, along with vinyl flooring. Further features include a ladder-style radiator, extractor fan, central ceiling light fitting and toilet roll holder*.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water. Stand-by immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARAGE

A single detached brick-built garage with up-and-over door and tiled roof with power and light. Approached via a private driveway providing convenient off-road parking and easy access.

PARKING

Off-road parking available on driveway.

GARDENS

The property benefits from well-maintained lawned gardens to both the front and rear. The rear garden is fully enclosed and features a lawned area with planted borders and a patio seating area, ideal for outdoor dining and relaxation. Additional features include a garden shed*, outside lighting to the rear and an external tap.

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 D.

SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.



PAYMENTS

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

One month's rent: £850.00

Damage Deposit: £980.00

Total: £1830.00

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 - viewings will only be arranged following receipt of a completed application.

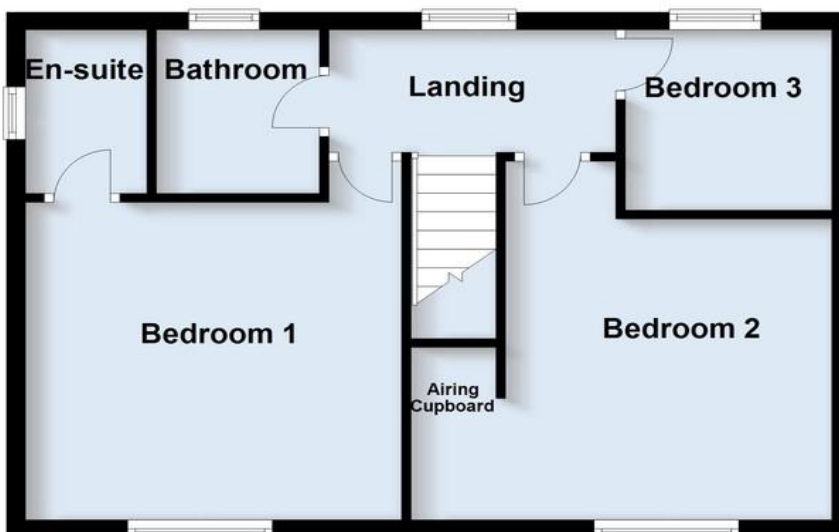
Regulated by RICS

The digitally calculated floor area is 89 sq m (958 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations