



23 Magnolia Close  
Driffield

YO25 6QU

TO LET

**£850 pcm**

3 Bedroom Semi-Detached Bungalow



3



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 23 Magnolia Close, Drifffield, YO25 6QU

### ENTRANCE HALL

4' 10" x 4' 4" (1.49m x 1.34m)

A uPVC front door opens into the entrance hall which features vinyl flooring and built-in wooden shoe cupboards, providing practical storage solutions. Curtain pole\* fitted above the door and radiator.

### CLOAKROOM / WC

6' 5" x 3' 0" (1.97m x 0.92m)

Comprising a low-level WC and wash hand basin with tiled splashbacks, the cloakroom also benefits from a storage cupboard, ladder radiator, ceiling light fitting with shade, and toilet roll holder\*.

### LOUNGE

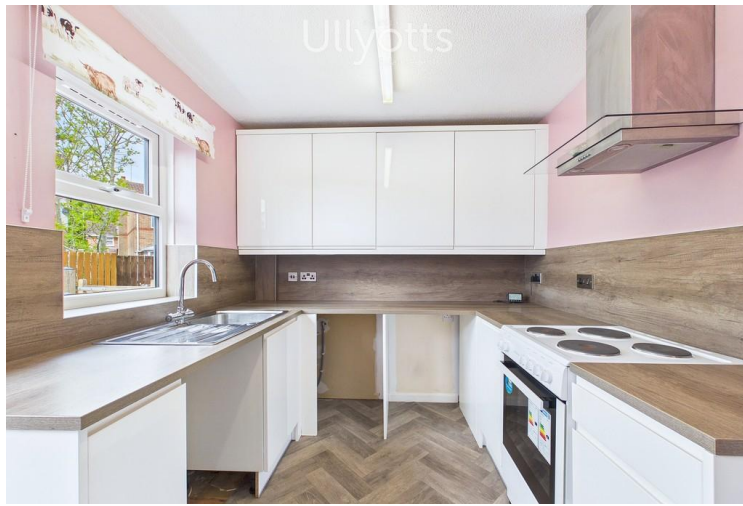
19' 4" x 10' 1" (5.91m x 3.08m)

Window to the front elevation, feature log burner (for logs only) set on a hearth with fireguard\* and companion set\*, two ceiling light fittings, fitted carpet, two radiators, curtain pole\* with curtains\*, and CO alarm.

### KITCHEN

9' 8" x 7' 8" (2.95m x 2.36m)

Fitted with a range of gloss white wall and base units complemented by wood-effect worktops and splashbacks, incorporating a stainless steel sink with drainer and mixer tap. There is a freestanding electric cooker with extractor hood over, space and plumbing for a washing machine, and space for a fridge. Further benefits include vinyl flooring, strip lighting, a roller blind\* and a heat alarm.



## Accommodation

### HALLWAY

Featuring two ceiling light fittings, fitted carpet, radiator, and loft access.

### BEDROOM ONE

11' 2" x 9' 11" (3.41m x 3.03m)

Dual aspect windows to the front and rear elevations fitted with Venetian blinds\*, together with a roller blind\* and curtain pole with curtains. Further comprising ceiling light fitting, fitted carpet, radiator, and loft access.

### BEDROOM TWO

11' 5" x 8' 8" (3.49m x 2.65m)

Window to the rear elevation fitted with Venetian blind\* and curtain pole\*, together with fitted carpet, radiator, and central ceiling light fitting.

### BEDROOM THREE

10' 0" x 9' 1" (3.06m x 2.79m)

Window to the rear elevation fitted with roller blind, together with fitted carpet and radiator.

### BATHROOM

7' 2" x 5' 10" (2.20m x 1.80m)

With a frosted window to the rear elevation fitted with roller blind\*. A three-piece white suite comprising a panelled bath with electric shower over and glass shower screen, low-level WC, and pedestal wash hand basin with glass shelf\* and mirror\*. Complemented by wall boarding, a ladder-style radiator, vinyl flooring, and a built-in cupboard housing the boiler.

### GARAGE

16' 3" x 8' 0" (4.96m x 2.46m)

With up-and-over door, benefiting from light and power.

### GARDEN

Mature enclosed rear garden, bordered by hedging and fencing, mainly laid to lawn with established plants and shrubs. Featuring a patio area and pergola\*, ideal for outdoor seating and entertaining.

### PARKING

Off road parking with wooden gates to the side of the property.



#### **CENTRAL HEATING**

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

#### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

#### **COUNCIL TAX BAND**

East Riding of Yorkshire council tax band B.

#### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band TBC.

#### **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

#### **SERVICES**

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

#### **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.

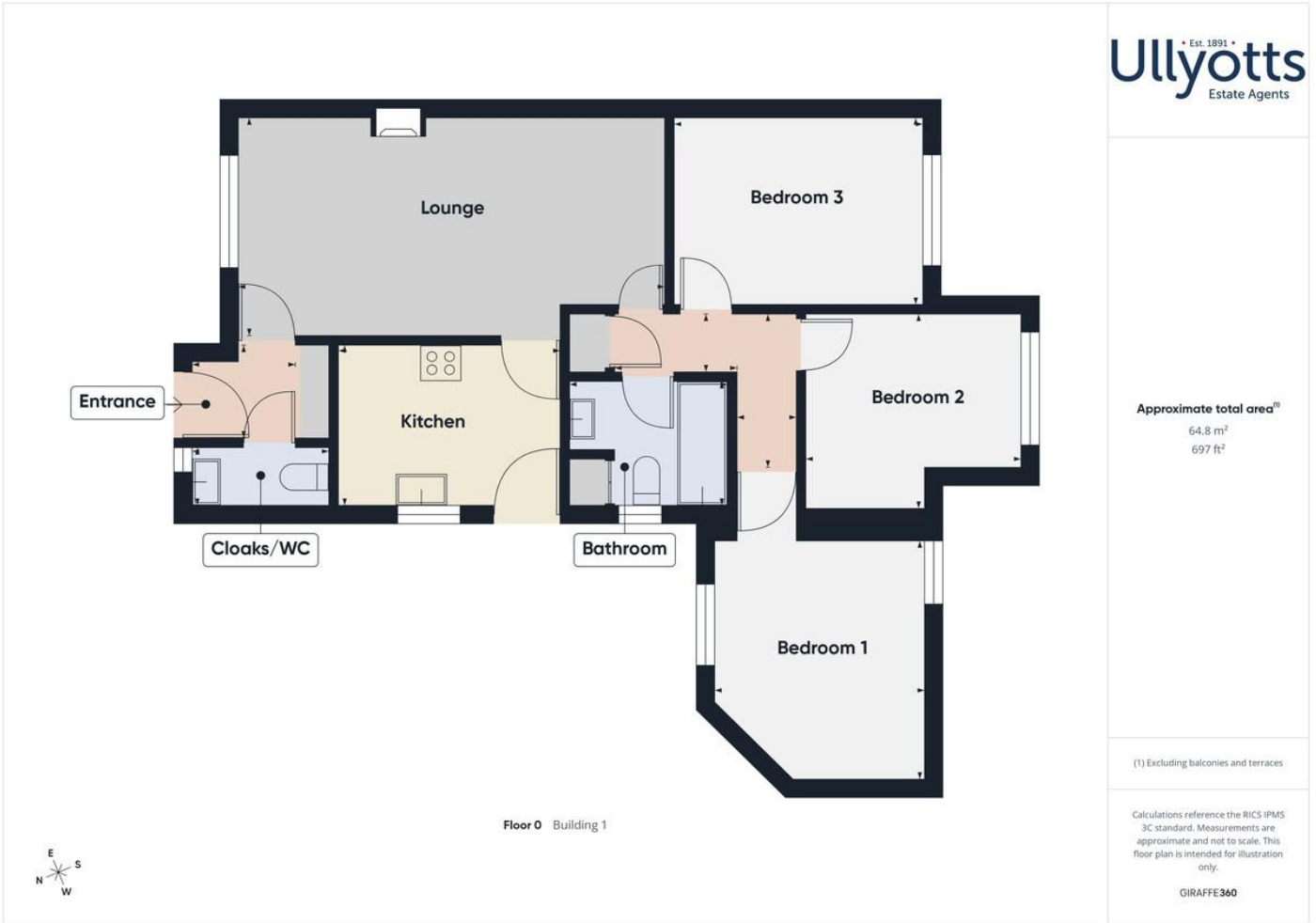


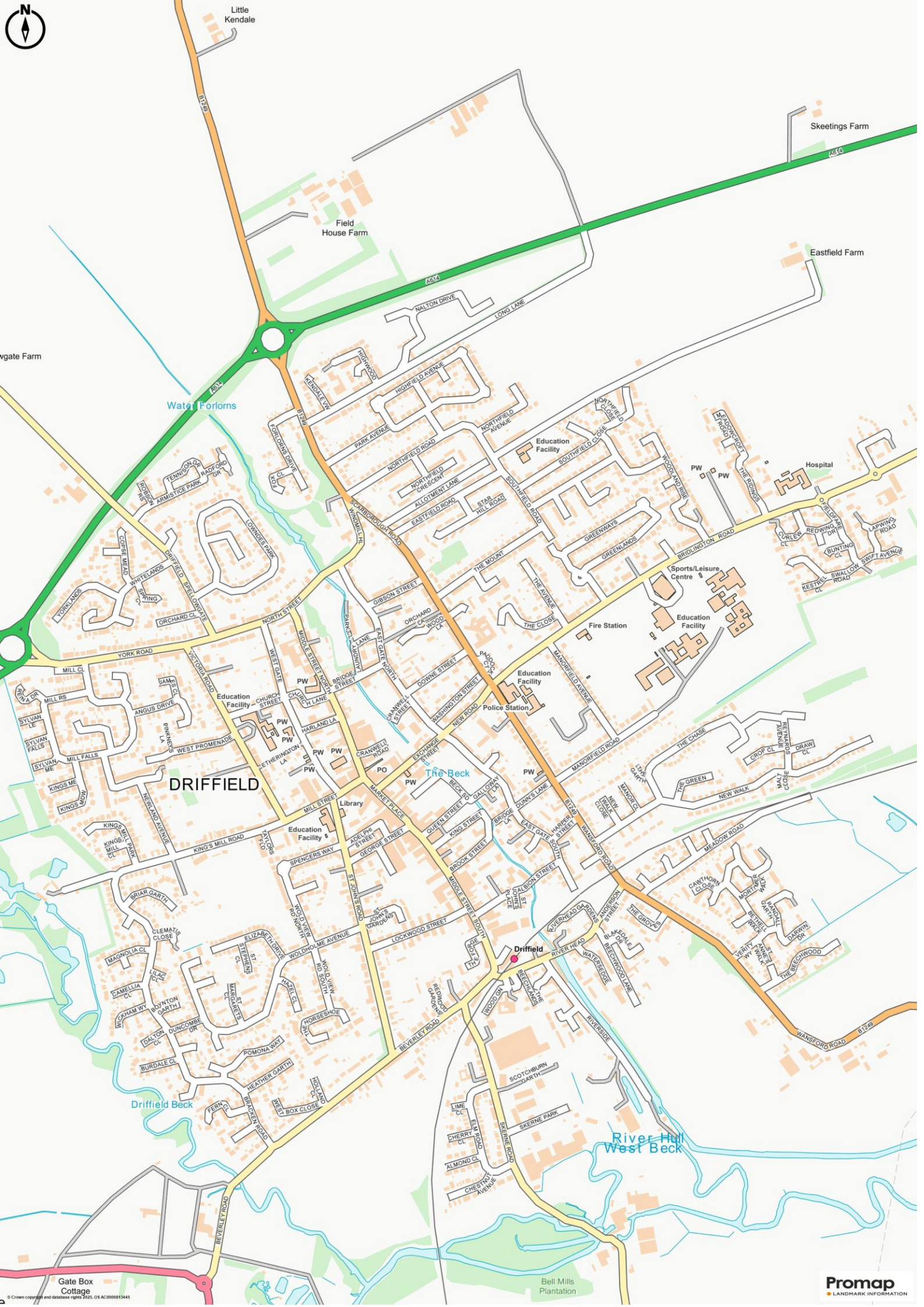
## VIEWINGS

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 56 sq m (603 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

Hospital

DRIFFIELD

The Beck

Driffield Beck

River Hull West Beck

Driffield

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

# Ulllyotts

EST 1891



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