



Willow Lodge
Kilham

YO25 4RP

TO LET

£1,100 pcm

3 Bedroom Semi-Detached House



3



2



2



Allocated
Parking



Gas Central Heating

Willow Lodge Middle Street, Kilham, YO25 4RP

ENTRANCE HALL

6' 0" x 4' 4" (1.85m x 1.34m)

A stylish composite door with a glazed inset opens into a welcoming entrance hall. The hall benefits from laminate flooring, a central ceiling light fitting and a smoke alarm with the staircase rising to the first floor, and access to the utility room.

UTILITY ROOM

9' 8" x 7' 7" (2.96m x 2.33m)

A spacious entrance room which also serves as a well-equipped utility area. Fitted with an integrated washer dryer and a composite sink with mixer tap set beneath a rear-facing window fitted with a roller blind*. Further features include laminate flooring, a radiator, recessed ceiling spotlights, and a large storage cupboard.

WC

5' 7" x 3' 8" (1.72m x 1.13m)

A contemporary ground floor cloakroom fitted with a low-level WC and a wash hand basin set within a vanity unit complemented by a stylish splash back. Additional features include laminate flooring, a radiator, a central ceiling light fitting, extractor fan, and a side-facing window fitted with a roller blind*.

STORAGE CUPBOARD

5' 7" x 3' 11" (1.72m x 1.20m)

Large walk-in cupboard housing the gas central heating boiler, providing additional storage space. Finished with laminate flooring, a central ceiling light fitting, and a carbon monoxide alarm.



Accommodation

KITCHEN

15' 9" x 11' 5" (4.82m x 3.49m)

A beautifully appointed and generously proportioned kitchen, fitted with an extensive range of contemporary shaker-style wall and base units complemented by quality work surfaces and a striking tiled splashback. The space is equipped with a range-style gas cooker and extractor hood, integrated dishwasher, and integrated fridge freezer. A stainless-steel sink unit with a contemporary mixer tap is positioned beneath a side-facing window, allowing natural light to enhance the space. Attractive flooring, recessed ceiling spotlights, and a modern neutral décor combine to create a bright, stylish, and welcoming heart of the home.

LIVING / DINING ROOM

29' 8" x 10' 4" (9.06m x 3.17m)

A generously proportioned living room featuring an inset multi-fuel stove within a recessed fireplace, complemented by a timber mantel and slate hearth, creating a warm and cosy atmosphere. Two side-facing windows with curtain poles* allow natural light. Open plan through to the large dining area with glazed rear door leading to the outside space. Further benefits include attractive flooring and recessed ceiling spotlights.

LANDING

16' 4" x 3' 2" (4.98m x 0.97m)

A carpeted staircase rises from the ground floor to a spacious first-floor landing, featuring two ceiling light fittings with shades*, recessed spotlights and a smoke alarm. The landing also benefits from a large built-in storage cupboard and provides access to bedrooms and the family bathroom.

BEDROOM TWO

16' 11" x 16' 7" (5.18m x 5.08m)

A spacious double bed room featuring fitted carpet, recessed ceiling spotlights, and two windows fitted with Roman blinds*, creating a bright and inviting atmosphere. The room is further enhanced by two radiators and a useful recessed area, ideal for a vanity table or dressing space.

BEDROOM THREE

15' 9" x 8' 0" (4.81m x 2.45m)

A well-presented single bedroom featuring a side-facing window with a Roman blind*, fitted carpet and recessed ceiling spotlights. The room offers a bright and comfortable space, ideal as a bedroom or home office.



BATHROOM

13' 0" x 5' 2" (3.97m x 1.59m)

The family bathroom is beautifully appointed with a contemporary bath featuring a stylish floor-mounted tap and handheld shower attachment. A spacious walk-in thermostatic shower incorporates a luxurious rainfall shower head and glass shower screen, with attractive tiling to the shower enclosure and half-height tiling to side walls. Further benefits include a tiled floor, low-level WC, wash hand basin set within a vanity unit providing useful storage, recessed ceiling spotlights, and a modern ladder-style heated towel radiator.

SECOND LANDING

6' 8" x 3' 7" (2.05m x 1.10m)

A second-floor landing leads from the first floor and provides access to the impressive master bedroom suite. The landing features fitted carpet, recessed ceiling spotlights, a Velux roof window allowing for excellent natural light and a smoke alarm.

MASTER BEDROOM SUITE

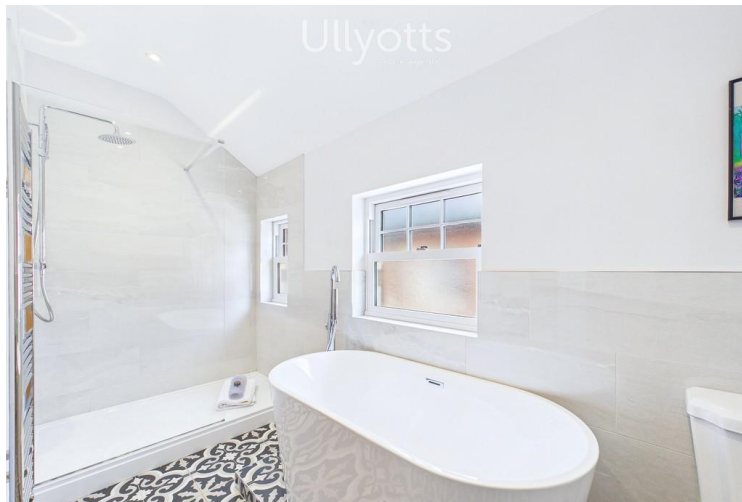
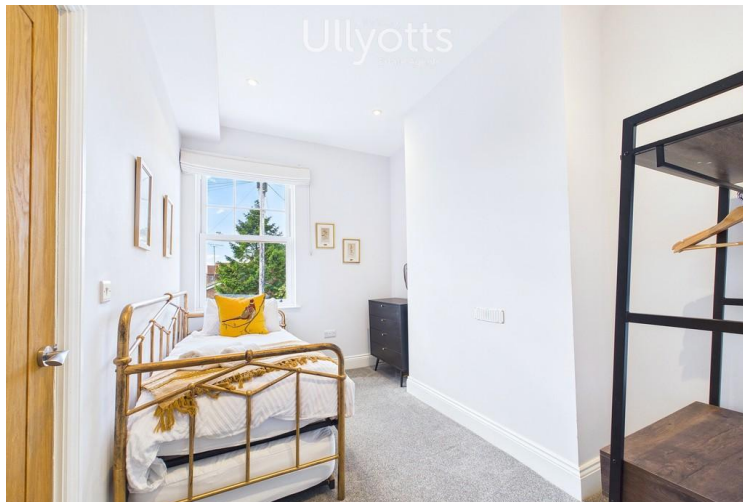
20' 5" x 16' 10" (6.24m x 5.15m)

An exceptionally spacious master bedroom suite, occupying the upper floor, the room enjoys an abundance of natural light via the Velux windows, whilst the vaulted ceiling creates an impressive sense of space and character. The room features a freestanding contemporary bath set upon a raised tiled plinth with floor-mounted tap, creating a relaxing retreat within the home. Further benefits include soft neutral décor, quality fitted carpeting, recessed ceiling spotlights, extractor fan and two radiators combining style, comfort and practicality.

ENSUITE

6' 9" x 4' 5" (2.07m x 1.36m)

Stylishly fitted with a shower enclosure incorporating a thermostatic rainfall shower. Attractive tiling within the shower area and half-height on the remaining walls, complemented by a tiled floor. The suite also includes a wash hand basin set within a vanity unit providing useful storage, a low-level WC, radiator, light fitting, and a Velux roof window allowing natural light to flood the space.



REAR YARD

The property benefits from an enclosed rear yard featuring secure fencing and a patio area, providing a private and low-maintenance outdoor space.

PARKING

Allocated parking spaces for two cars.

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 TBC

ENERGY PERFORMANCE CERTIFICATE

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

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the damage deposit of £1265.00

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

SERVICES

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

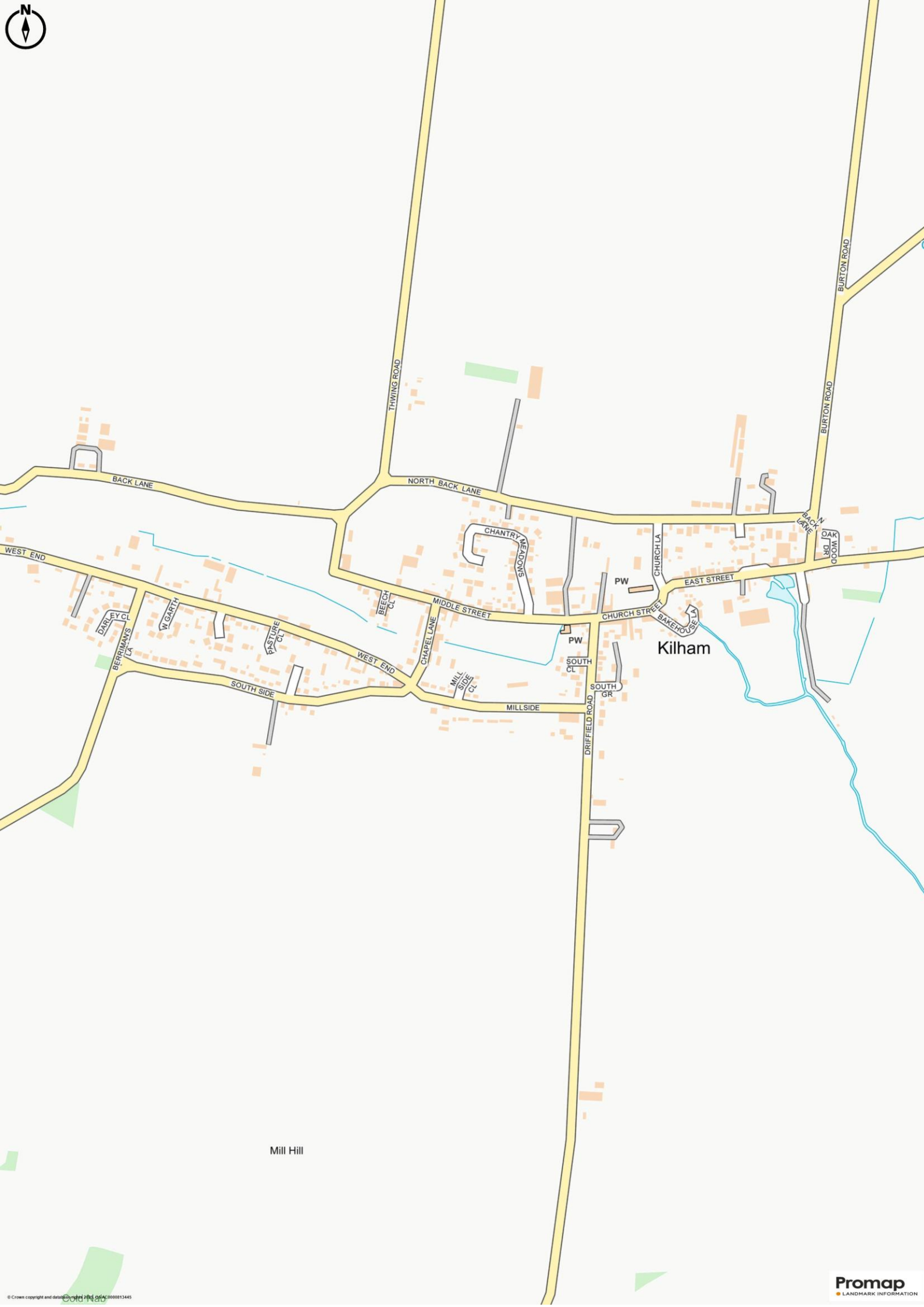
VIEWING

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 177 sq m (1,905 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





■ Ulllyotts ■

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Driffield Office

64 Middle Street South,
Driffield, 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



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