



59 Woodland Rise
Driffield
YO25 5JD

TO LET

£660 pcm

3 Bedroom Semi-Detached House

■ Ulliyotts ■
EST 1891

01377 253456

59 Woodland Rise

Drifffield

YO25 5JD

SIDE ENTRANCE LOBBY

With built-in understairs storage cupboard.

LOUNGE

15' 1" x 11' 10" (4.6m x 3.61m)

A rear facing room featuring gas fire and views onto the rear garden. Fitted wall light points.

INNER HALL

With staircase leading off. Smoke alarm.

KITCHEN

15' 1" x 8' 11" (4.6m x 2.72m)

Fitted range of modern kitchen units featuring maple finished doors including base and wall mounted cupboards with chrome handles. Space for a slot in gas cooker with extractor over, one and a half bowl sink with mixer tap. CO alarm. Space and plumbing for automatic washing machine and double panelled radiator.

LANDING

Smoke alarm. CO alarm.

BEDROOM 1

11' 10" x 8' 11" (3.61m x 2.72m)

Radiator. CO alarm.

BEDROOM 2

8' 11" x 6' 11" (2.72m x 2.11m)

Fitted laminate flooring. Radiator.

BEDROOM 3

8' 8" x 5' 11" (2.64m x 1.8m)

Radiator.

BATHROOM

Suite comprising panelled bath, wash hand basin with half pedestal and low level WC. Ceramic tiled floor. Inset ceiling lighting.

OUTSIDE

The property stands back from the road behind a front forecourt garden. There is generous off-street parking to the side together with fitted car port. In our opinion, the parking would be sufficient to accommodate a motor home or caravan. To the rear of the property is an enclosed expanse of predominantly lawned garden together with timber shed.

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.

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 E.

PAYMENTS

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

One month's rent: £660

Damage Deposit: £660

Total: £1320.00

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.

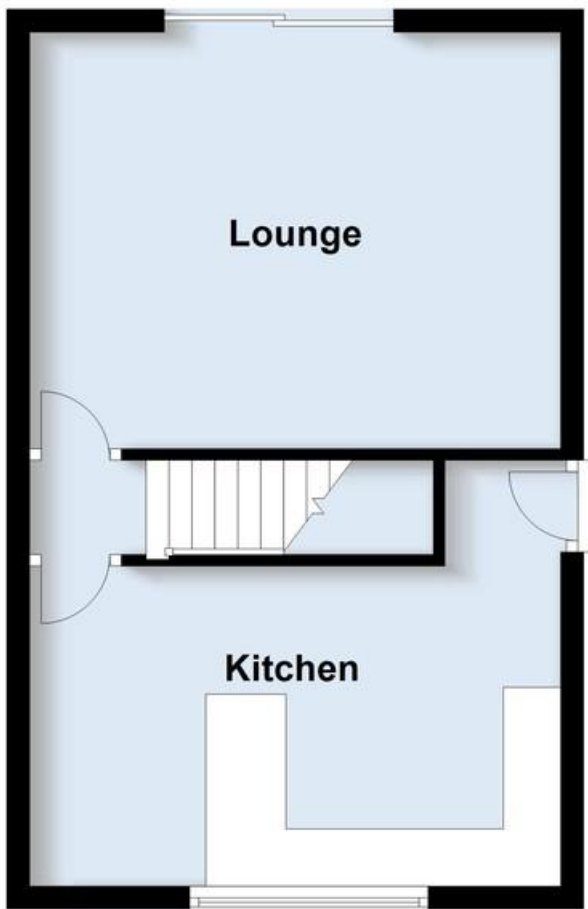
VIEWING

Strictly by appointment (01377) 253456.

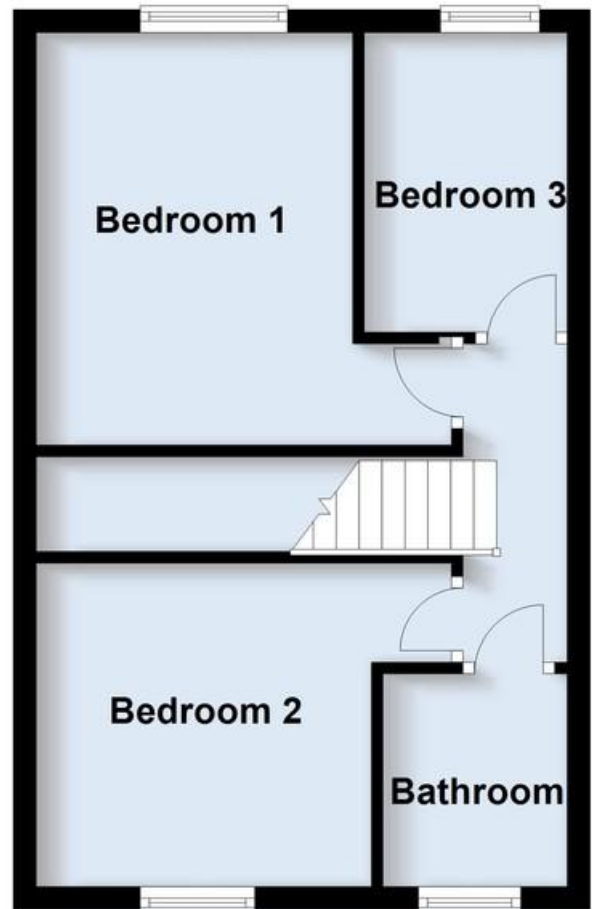
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 69 sq m

Ground Floor



First Floor



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