



12 Wood Crescent
Driffield

YO25 6DW

TO LET

£775 pcm

4 Bedroom Semi-Detached House

■ Ulliyotts ■

EST 1891

01377 253456

12 Wood Crescent

Driffield

YO25 6DW

FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

Battery smoke alarm. Ceramic tiled floor and doors to:

CLOAKROOM AND WC

Comprising low-level WC and wash hand basin. Ceramic tiled floor.

LOUNGE

15' 2" x 13' 3" (4.62m x 4.04m)

Fitted with contemporary gas fire and wiring for plasma TV. Double-glazed french windows opening onto rear patio. Oak engineered floor covering.

KITCHEN/DINING AREA

14' 7" x 8' 0" (4.44m x 2.44m)

Fitted with an excellent range of base units and wall-mounted cupboards. Incorporating an integrated oven with four-ring gas hob and extractor hood, dishwasher and fridge/freezer. Plumbing for automatic washing machine/tumble dryer. Ceramic tiled floor.

FIRST FLOOR LANDING

Battery smoke alarm. Staircase to second floor and doors to:

BEDROOM 1 (FRONT)

15' 2" x 9' 7" (4.62m x 2.92m)

With built-in double wardrobe.

BEDROOM 2 (REAR)

15' 2" x 11' 6" (4.62m x 3.51m)

BATHROOM

With contemporary suite comprising panelled bath with plumbed in shower attachment over, pedestal wash hand basin and low-level WC. Laminate flooring.

SECOND FLOOR LANDING

Battery smoke alarm. Doors to:

BEDROOM 3 (FRONT)

15' 2" x 9' 10" (4.62m x 3m)

BEDROOM 4 (REAR)

15' 2" x 10' 0 (min)" (4.62m x 3.05m)

Built-in wardrobe and built-in airing cupboard. CO alarm.

SHOWER ROOM & WC

Comprising shower cubicle with plumbed-in shower attachment, pedestal wash hand basin and low-level WC. Floating vinyl floor covering.

CENTRAL HEATING

Gas fired central heating to radiators but under floor heating at ground floor level. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARDEN

Turfed front garden. Patio and turfed to the rear.

PARKING

Block paved parking area for two vehicles.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

SERVICES

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

PAYMENT

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

One month's rent: £775

Damage Deposit: £775

Total: £1550

NOTES

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.

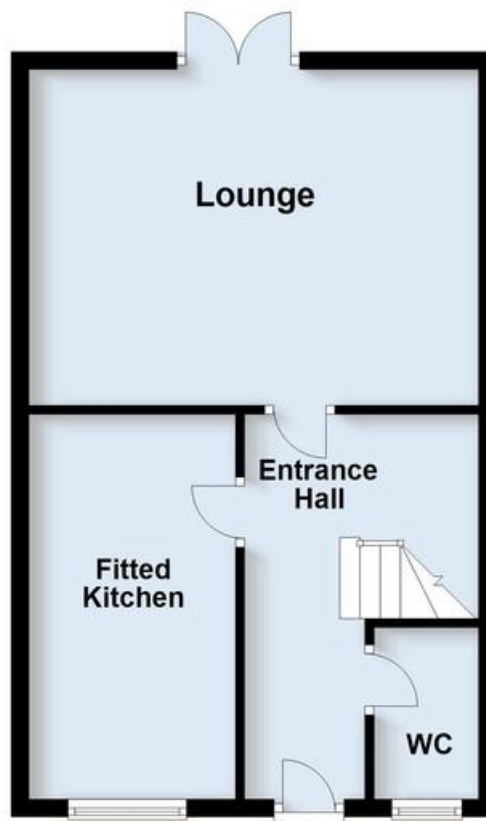
VIEWING

Strictly by appointment (01377) 253456.

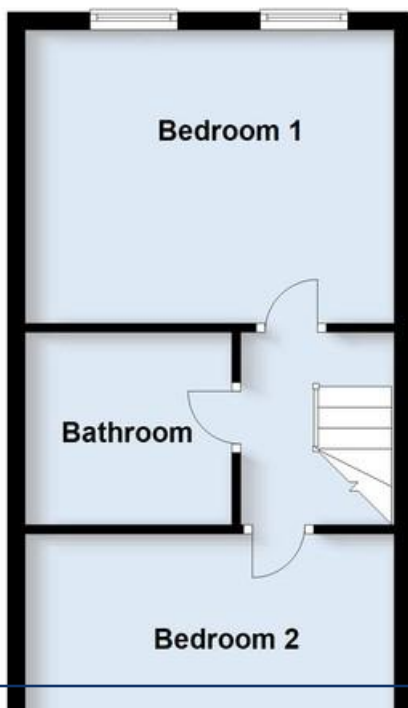
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 121 sq m

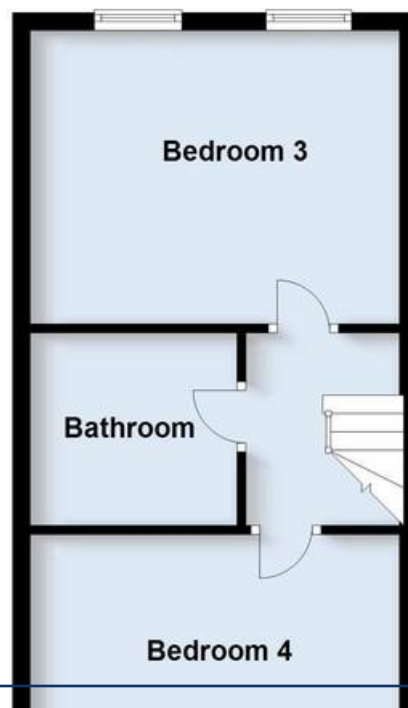
Ground Floor



First Floor



Second Floor



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