



5 Sylvan Lea  
Driffield

YO25 5FG

ASKING PRICE OF

**£295,000**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



Off Road  
Parking



Gas Central Heating

## 5 Sylvan Lea, Driffield, YO25 5FG

A spacious detached house in a cul-de-sac development offering an exceptionally range of versatile accommodation including up to three reception rooms on the ground floor and three bedrooms on the first floor. Indeed, an additional bedroom could be created on the ground floor, if required, however, in its current format the accommodation includes dedicated rear facing lounge, dining room, study and three double bedrooms on the first floor, the master bedroom boasting an en-suite, along with house bathroom.

The property is located within a popular residential area with relatively level access of the town centre.

### DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Lounge



Dining Room



Study

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

### LOUNGE

17' 3" x 13' 3" (5.26m x 4.04m)

With rear facing French doors onto the garden and feature fireplace with fire in situ. Radiator.

### DINING ROOM

11' 1" x 9' 1" (3.4m x 2.79m)

With rear facing window. Radiator.

### STUDY

7' 6" x 6' 0" (2.29m x 1.83m)

With side facing window. Radiator.

### KITCHEN

18' 6" x 7' 6" (5.64m x 2.29m)

Incorporating a utility space within the kitchen area which is fitted with an extensive range of base and wall mounted cupboards along with Shaker style doors. Integrated electric oven and four ring gas hob with extractor over. Inset one and a half bowl sink with single drainer and base cupboard beneath. Radiator.

### CLOAKROOM/WC

With suite comprising low-level WC and wash hand basin.

### FIRST FLOOR

#### BEDROOM 1

13' 5" x 10' 7" (4.09m x 3.25m)

With rear facing window. Radiator.

#### EN-SUITE

With suite comprising low-level WC, shower enclosure and wash hand basin. Fully tiled walls. Radiator.

#### BEDROOM 2

11' 6" x 10' 2" (3.51m x 3.1m)

With front facing window. Radiator.

#### BEDROOM 3

13' 10" x 10' 9" (4.24m x 3.3m)

With rear facing window. Radiator.

### BATHROOM

With suite comprising bath with shower over and glass side screen. Radiator.



Kitchen



Kitchen



Bedroom



En-suite

## OUTSIDE

The property stands behind an expanse of front forecourt. There is vehicle access leading to an integrated single garage. To the rear of the property is an enclosed area of predominantly patio style garden.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

## 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 sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND

Band D.

## ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

## 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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Bedroom



Bedroom



Bathroom

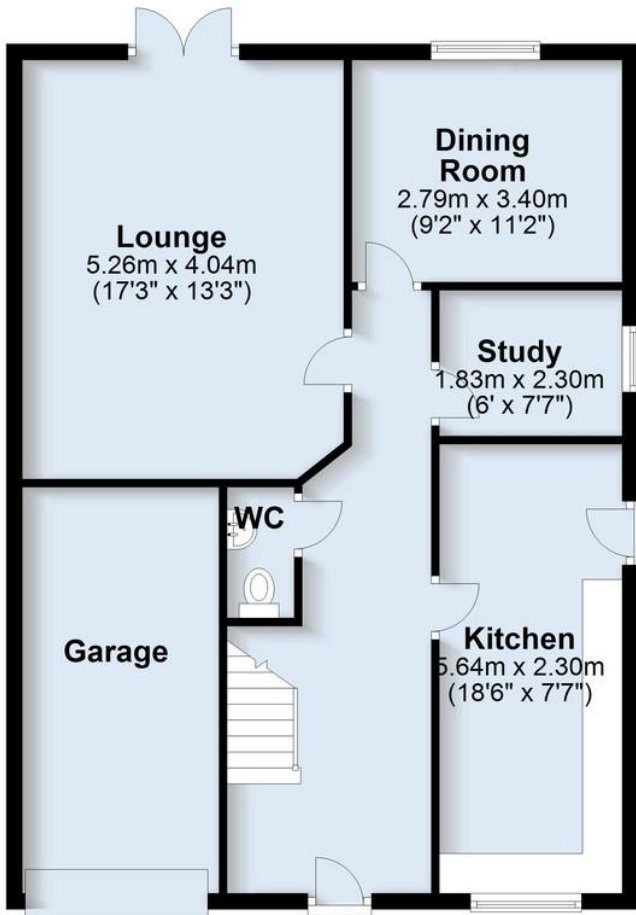


Garden

The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

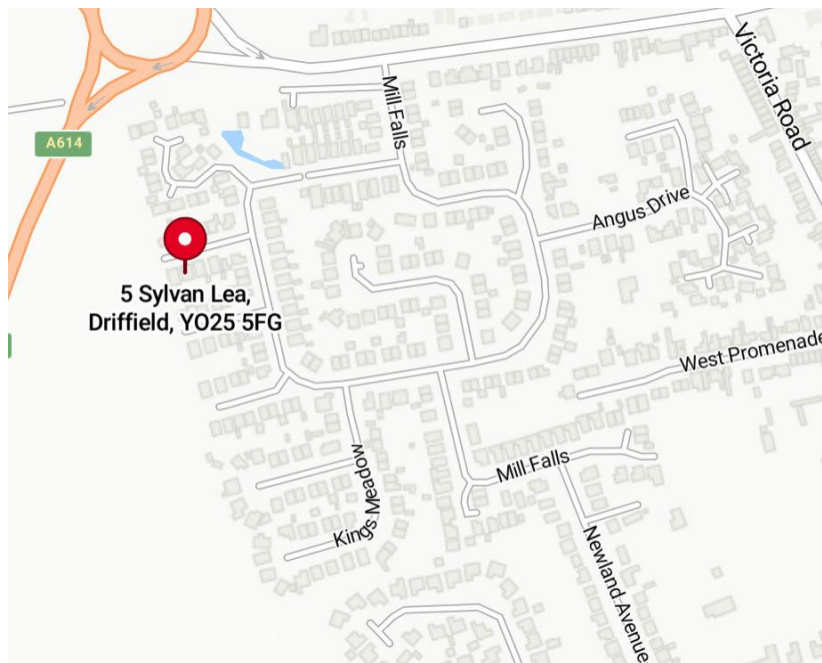
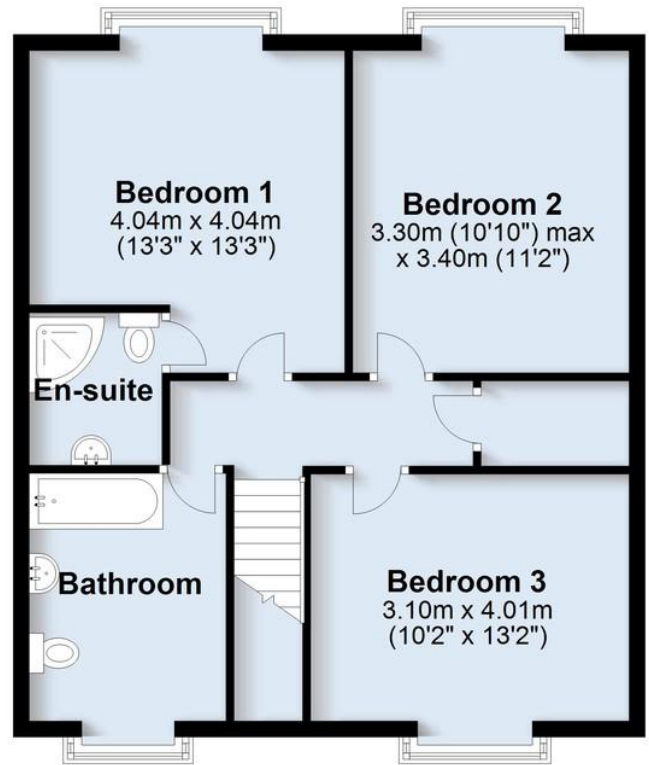
### Ground Floor

Approx. 78.8 sq. metres (848.7 sq. feet)



### First Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



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# Ulllyotts

EST 1891



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