



26 The Beechwood  
Driffield

YO25 5NS

ASKING PRICE OF

**£375,000**

6 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation



6



3



3



Double  
Garage



Gas Central Heating

## 26 The Beechwood, Driffield, YO25 5NS

**A VERY DISTINCTIVE EXECUTIVE-STYLE RESIDENCE which forms part of the highly regarded Beechwood Development located towards the outskirts of Driffield.** The property provides an extensive range of accommodation in excess of 1700 sq ft and arranged over three floors. Ideal for family living, however, would equally be of appeal to buyers of all types who simply want one thing ... SPACE!

A brief rundown of the accommodation would include lounge with separate dining room and additional study/snug on the ground floor. A kitchen and utility room completes this level.

The first floor provides four good-sized bedrooms and house bathroom plus en-suite to the master bedroom. Whilst the uppermost floor includes two further bedrooms, one with en-suite. Quite often the uppermost floor has been used as a suite in its own right, perhaps for a teenager wishing to have their own living space and bedroom with facilities or even for home working.

Overall, the property has been maintained to an excellent standard, however, some of the fixtures and fittings are

original and buyers may feel the need to modernise.

Externally, there is a generous block paved drive which beautifully sets off the house and leads to the double garage. The garden located to the rear has a south-eastern aspect. It is relatively low maintenance and has a mature hedged boundary with open fields beyond.

### 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



Kitchen

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

### LOUNGE

17' 6" x 10' 9" (5.34m x 3.28m)

A very attractive, light and airy main reception room featuring front facing bay window and feature fire surround having a gas living flame fire in situ. Coved ceiling and radiator. French doors which are multi-paned leading into:

### DINING ROOM

10' 9" x 9' 8" (3.28m x 2.95m)

With French doors leading out onto the rear patio. Coved ceiling and radiator.

### KITCHEN

13' 5" x 12' 10" (4.11m x 3.93m)

Extensively fitted with a range of kitchen units featuring base cupboards with drawers over and wall mounted cupboards to match finished with panelled fronts. Inset stainless steel sink and integrated electric oven with electric hob with pull out extractor fan. Integrated dishwasher and ceramic tiled floor. Coved ceiling and inset ceiling lighting.

### UTILITY ROOM

6' 0" x 4' 9" (1.83m x 1.45m)

With stainless steel sink and single drainer with base cupboard. Space and plumbing for automatic washing machine, ceramic tiled floor and door to the exterior.

### STUDY

8' 0" x 6' 11" (2.45m x 2.12m)

With front facing window. Coved ceiling and radiator.

### CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

### FIRST FLOOR

#### LANDING

With second staircase leading to the second floor. Built-in storage cupboard.

#### BEDROOM 1

13' 1" x 10' 1" (4.01m x 3.09m)

With built-in range of wardrobes along one wall. Dual windows to the rear and radiator.



Bedroom



En-suite



Bedroom



Bedroom

#### EN-SUITE

With shower enclosure and pedestal wash hand basin plus low level WC. Half tiled to the walls with full tiling around the shower.

#### BEDROOM 2

12' 4" x 10' 2" (3.76m x 3.11m)

With front facing window. Radiator.

#### BEDROOM 3

11' 10" x 8' 7" (3.62m x 2.64m)

With rear facing window. Radiator.

#### BEDROOM 4

8' 1" x 7' 8" (2.48m x 2.35m)

With front facing window. Radiator.

#### BATHROOM

With full bathroom suite comprising low-level WC, pedestal wash hand basin and panelled bath. Fully tiled walls and radiator.

#### SECOND FLOOR

#### BEDROOM 5

15' 7" x 10' 8" (4.75m x 3.26m)

With sloping ceilings. Radiator.

#### EN-SUITE

With rear facing window. Incorporating shower enclosure, low-level WC and wash hand basin.

#### BEDROOM 6

15' 7" x 10' 2" (4.75m x 3.1m)

With sloping ceiling. Radiator.

#### OUTSIDE

The property is well set back from the road behind an expansive front garden. There is a block paved drive which leads to a dedicated car parking area in front of a double garage.

To the rear of the property is a predominantly lawned garden including a paved patio. This has a south easterly aspect with a mature hedged rear boundary and open fields beyond.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 163 square metres.

#### CENTRAL HEATING

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





Bedroom



Bathroom



Bedroom



Garden

### 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 E.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.

### 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

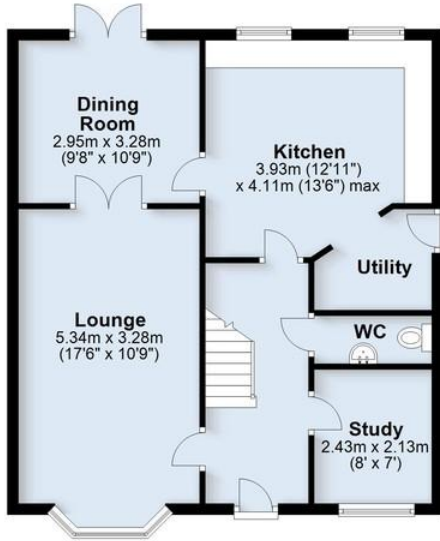
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 163 sq m

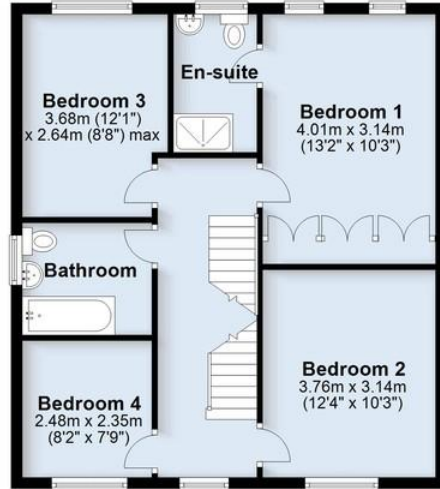
### Ground Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



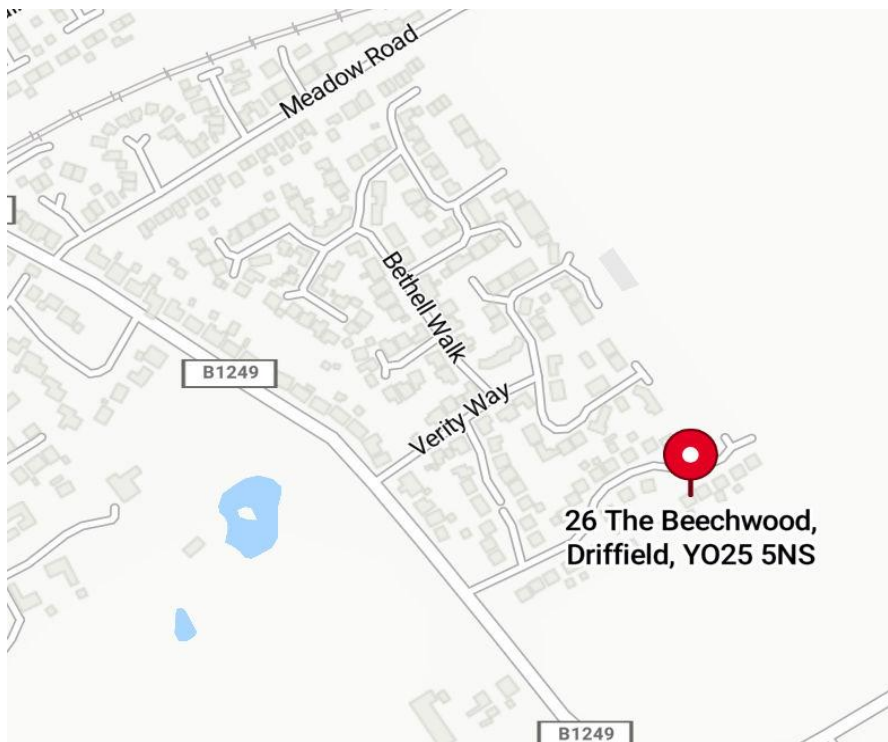
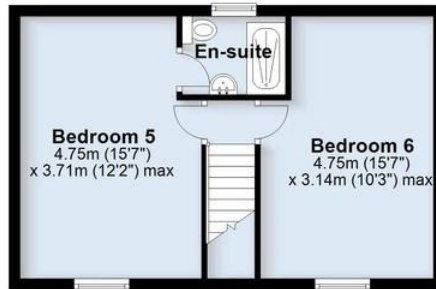
### First Floor

Approx. 62.8 sq. metres (676.1 sq. feet)



### Second Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



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