



43 Southfield Close
Driffield

YO25 5YU

ASKING PRICE OF

£210,000

3 bedroom semi-detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear



Off Road
Parking



Gas Central Heating

43 Southfield Close, Driffield, YO25 5YU

Standing in a very attractive location, forming part of a modern development, this is a superbly appointed semi-detached house offered to the market in a move-in condition and which is unlikely to disappoint when viewed.

The accommodation on offer includes attractive lounge plus well fitted rear facing kitchen that incorporates a breakfast area, there are three bedrooms on the first floor plus house bathroom.

A particular feature of this property is the enclosed, predominantly walled garden offering excellent privacy plus, a single brick built garage which is located to the rear.

In all, this is a great home of wide appeal from first-time buyers through to more mature purchasers looking for a home in a great location with very little to do!

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.



Lounge



Breakfast Kitchen



Breakfast Kitchen



Landing

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor.

LOUNGE

15' 3" x 12' 5" (4.65m x 3.81m)

With front facing window, wall mounted electric fire and fitted laminate flooring. Radiator.

BREAKFAST KITCHEN

15' 10" x 8' 1" (4.84m x 2.47m)

Extensively fitted with a range of attractive kitchen units including base and wall mounted cupboards finished with Shaker style doors. Integrated appliances include electric oven and gas hob with stainless steel extractor canopy over plus fridge freezer. Space and plumbing for an automatic washing machine and inset sink. Breakfast area with range of wall mounted cupboards to match and door leading out onto the rear garden. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

15' 10" x 9' 6" (4.84m x 2.91m)

With front facing window. Radiator.

BEDROOM 2

10' 1" x 9' 5" (3.08m x 2.89m)

With rear facing window. Radiator.

BEDROOM 3

8' 7" x 6' 1" (2.62m x 1.87m)

With front facing window. Radiator.

BATHROOM

Very attractively fitted with a walk-in shower having a glass side panel, vanity wash basin and encased cistern WC. Fully tiled walls. Radiator.

OUTSIDE

The property stands slightly back from the road behind a shallow front forecourt style garden which extends to the side and features a slate filled bed. To the rear of the property is a partially walled garden with timber fence boundary for the other part. Immediately to the rear of the property is a paved patio. This gives way to an area of lawn. To the rear of the property and having a personal door into the garden is a single brick built garage.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 72 square metres.



Bedroom



Bedroom



Bathroom



Garden

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

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

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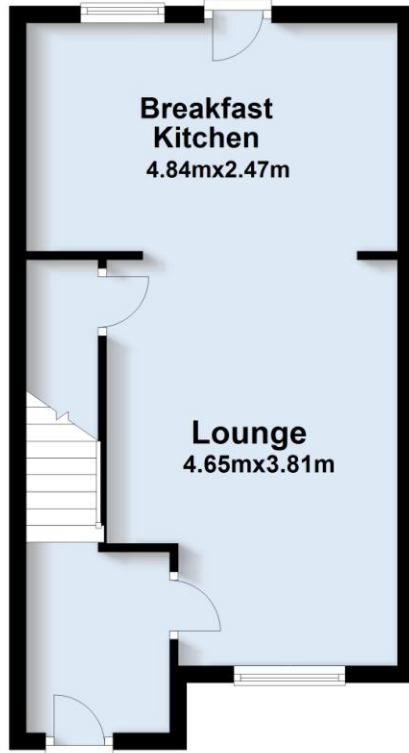
*by any local agent offering the same level of service.

VIEWING

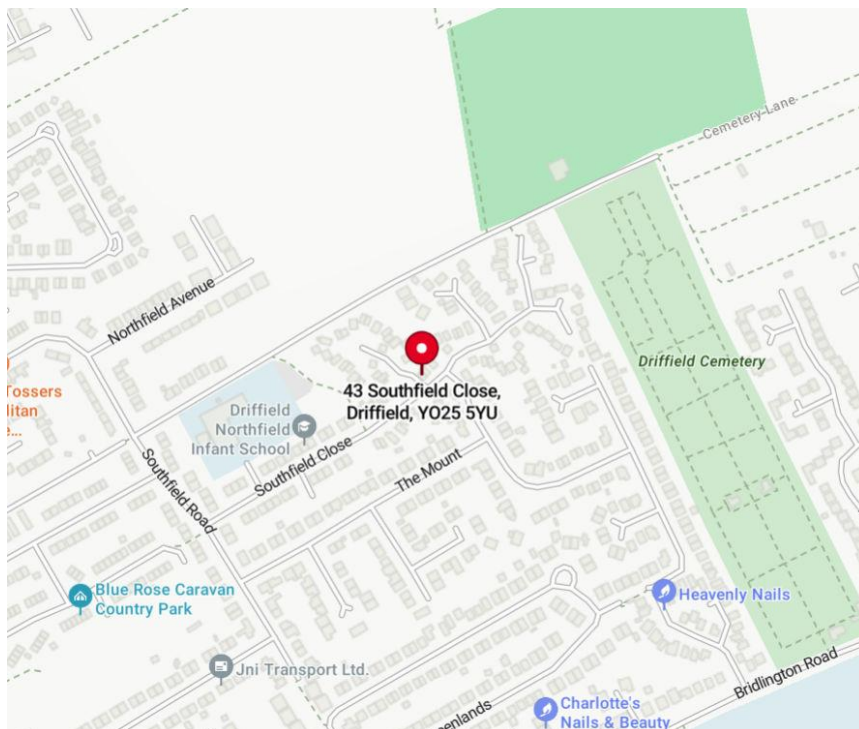
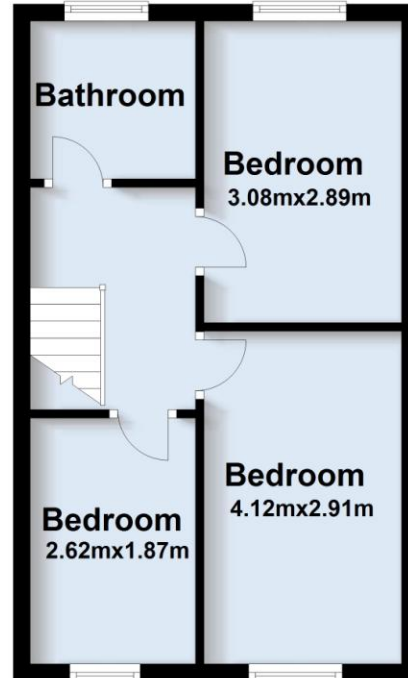
Strictly by appointment with Ulllyotts.
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 72 sq m

Ground Floor








First Floor



Why Choose Ulllyotts?



Our guarantee to you
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beaten on fees!**

-  **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
-  **Dedicated Teams**
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-  **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
-  **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
-  **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



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