



52 Southwood Park  
Drifffield  
YO25 9HJ

ASKING PRICE OF

**£205,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Lounge



3



1



1



Off Road  
Parking



Gas Central Heating

## 52 Southwood Park, Driffield, YO25 9HJ

EXUDING CHARM AND CHARACTER this is a contemporary home which is stylishly presented and a true credit to the sellers. Upon entering the property, it would be very difficult to not be impressed by the range of accommodation on offer which includes Entrance Hall, front facing Lounge plus spacious well fitted Breakfast Kitchen, separate Utility Room and ground floor WC.

On the first floor are three bedrooms, two of which are substantial double rooms, plus house bathroom.

There is off-street parking to the side whilst, to the rear is an area of enclosed garden.

### 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.





Breakfast Kitchen



Cloakroom



Utility Room



Summerhouse

## Accommodation

understairs storage cupboard. Coved ceiling. Radiator.

### BREAKFAST KITCHEN

13' 6" x 11' 10" (4.14m x 3.61m)

Extremely well fitted with a range of base and wall mounted cupboards finished with Shaker style doors. Inset ceramic one and a half bowl sink with base cupboard beneath and integrated appliances including ceramic hob with extractor over, electric oven and concealed dishwasher. Door leading out to the rear. Radiator.

### UTILITY ROOM

7' 3" x 3' 11" (2.22m x 1.21m)

With space and plumbing for automatic washing machine. Radiator.

Door leading into:

### ENTRANCE HALL

With straight flight staircase leading off to the first floor.

### LOUNGE

14' 2" x 12' 1" (4.33m x 3.7m)

With front facing bay window, fitted fireplace and built-in

### CLOAKROOM/WC

With low level WC and bracket wash hand basin. Radiator.

### FIRST FLOOR





Rear



Bathroom



Landing



Bedroom 1

LANDING

With large built-in storage cupboard.

BEDROOM 1

15' 2" x 10' 9" (4.64m x 3.28m)

A spacious front facing room with dual windows and mock panelling to walls. Radiator.

BEDROOM 2

11' 9" x 8' 6" (3.59m x 2.6m)

With rear facing window. Radiator.

BEDROOM 3

8' 2" x 6' 6" (2.5m x 2m)

With rear facing window. Radiator.

BATHROOM

Stylishly fitted with panelled bath, pedestal wash hand basin and low-level WC. Shower over the bath with glass slide screen. Heated towel radiator.

OUTSIDE

There is parking to the side of the property. To the rear of the property is an enclosed area of garden which includes a bespoke, thermally insulated summerhouse.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 82 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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.





Bedroom 1



Bedroom 2



Bedroom 3



Rear garden/ deck

**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

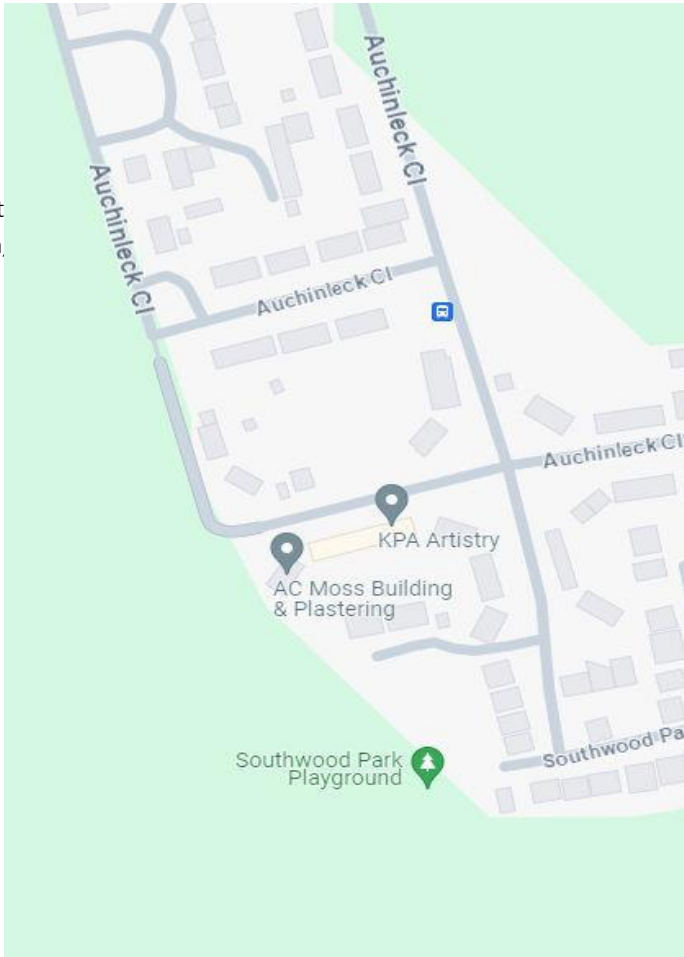
None of the statements contained in these particulars as to this property or the event of a property being extended or altered from its original form, shall be taken as an admission of liability as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS

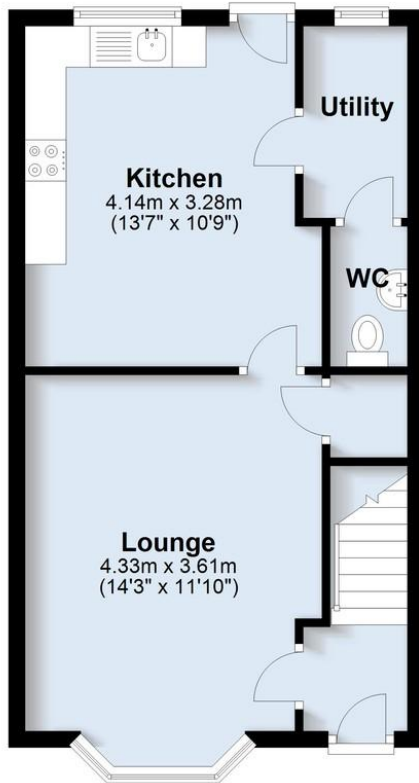




The stated EPC floor area, (which may exclude conservatories),  
is approximately 82 sq m

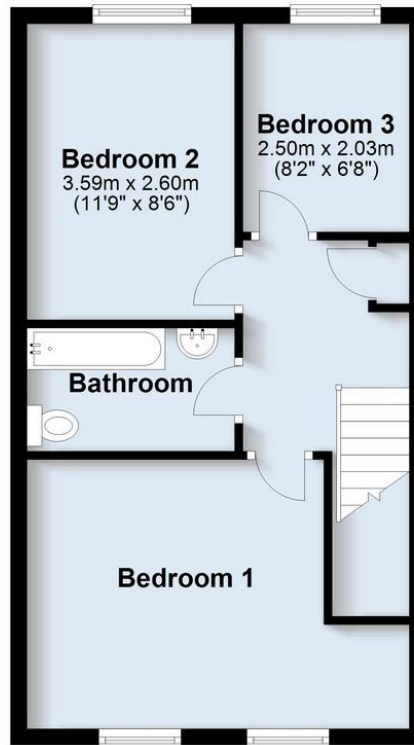
### Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **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



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property  
Ombudsman

## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations