



12 Darwin Drive  
Drifffield  
YO25 5PF

ASKING PRICE OF

**£185,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge



## 12 Darwin Drive, Drifffield, YO25 5PF

An ever popular 3-storey town house property which provides well appointed accommodation at a competitive price and which should be of appeal to first time buyers, families or indeed as an investment property.

Being located within a popular residential development just off Wansford Road, the accommodation includes attractive rear facing lounge, well fitted kitchen, two first floor bedrooms plus superb second floor master bedroom with en-suite and dressing area. The property is centrally heated and double glazed throughout and also includes off-street parking within an adjacent parking area.

### DRIFFIELD

Drifffield 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.



Kitchen



Bedroom 2



Bedroom 3



Master Bedroom

## Accommodation

### ENTRANCE HALL

With fitted laminate flooring. Radiator.

### CLOAKROOM/WC

With low level WC and wash hand basin.

### KITCHEN

10' 2" x 6' 3" (3.11m x 1.93m)

Fitted with a range of modern kitchen units with cherry finished doors and including base and wall mounted cupboards.

### LOUNGE

15' 5" x 13' 7" (4.7m x 4.15m)

Gas living flame fire with a modern fireplace. Rear facing bay window. Radiator.

### FIRST FLOOR

#### BEDROOM 2

13' 8" x 9' 8" (4.17m x 2.97m)

Radiator.

#### BEDROOM 3

13' 8" x 8' 8" (4.17m x 2.66m)

Radiator.

#### BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low level WC.

### SECOND FLOOR

#### MASTER BEDROOM

17' 2" x 10' 1" (5.25m x 3.08m)

An absolutely superb room incorporating a dressing area/walk-in wardrobe.

#### EN-SUITE

Fitted with shower, low level WC and wash hand basin.

#### OUTSIDE

The property stands back from the road behind a shallow front forecourt. There is an enclosed, predominantly lawned garden to the rear. Allocated car parking area which is situated adjacent to the property.





En-suite



Bathroom

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 97 square metres.

**CENTRAL HEATING**

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

**DOUBLE GLAZING**

Sealed unit double glazing throughout.

**TENURE**

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

**SERVICES**

Mains water, electricity, gas, drainage and telephone.

**COUNCIL TAX**

Band C.

**ENERGY PERFORMANCE CERTIFICATE**

Rating D.

**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.  
Floor plans are for illustrative purposes only.

**VIEWING**

Strictly by appointment with Ulllyotts.

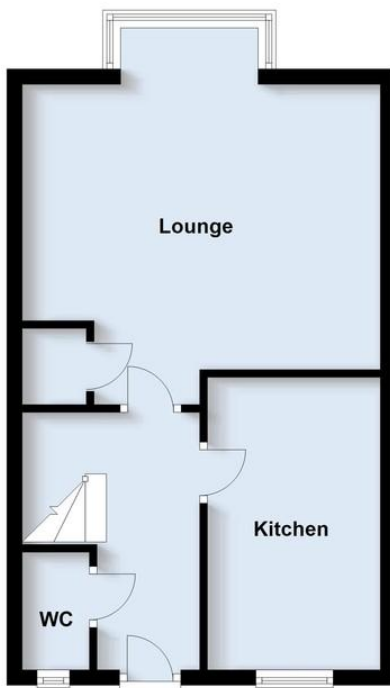
Regulated by RICS



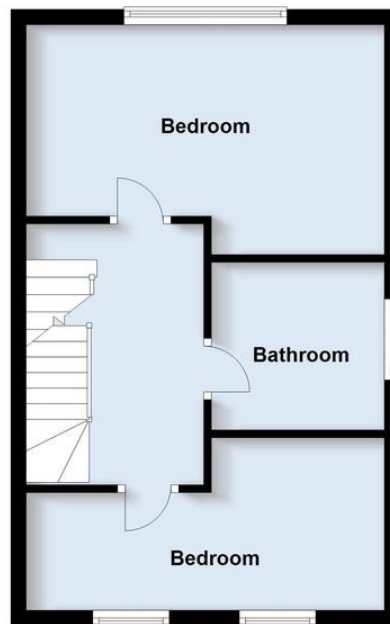
Garden

The stated EPC floor area, (which may exclude conservatories),  
is approximately 97 sq m

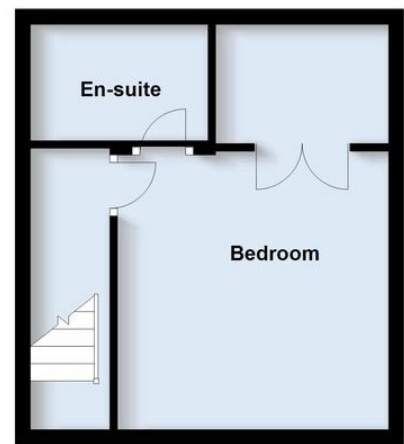
**Ground Floor**



**First Floor**



**Second Floor**





# 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



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