



23 Kestrel Close  
Driffield

YO25 5JX

ASKING PRICE OF

**£170,000**

3 bedroom semi detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456



Breakfast Kitchen



3



1



1



Off road  
parking



Gas Central Heating

## 23 Kestrel Close, Driffield, YO25 5JX

An excellent semi-detached home in an enviable position with open views across the grounds of Driffield School. The property forms part of an established residential development and enjoys a plot which benefits from what is an enviable garden and patio which is not overlooked in the usual manner of a development home.

The interior of the property benefits from spacious lounge with staircase leading off to the first floor, breakfast kitchen with doors which lead out on to the rear, cloakroom with WC. There are three bedrooms on the first floor, one double and two single plus house bathroom.

An added benefit of the property is an attached single brick built garage which again adds an extra dimension to this home!

### 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



Lounge



Bedroom



Bedroom

## Accommodation

### ENTRANCE HALL

Radiator.

### CLOAKROOM/WC

With low-level WC and pedestal wash basin. Radiator.

### LOUNGE

16' 11" x 13' 7" (5.17m x 4.16m)

A good-sized main living room with straight flight staircase leading off to the first floor. Radiators.

### BREAKFAST KITCHEN

13' 6" x 9' 4" (4.13m x 2.85m)

Fitted along three walls with a range of base and wall mounted cupboards along with worktops. Inset ceramic sink with drainer and built in electric oven plus four ring hob. Having a cooker hood over. Tile effect laminate flooring and built in under stairs storage cupboard. Patio doors lead out onto the rear garden.

### FIRST FLOOR

### LANDING

### BEDROOM 1

10' 10" x 9' 7" (3.31m x 2.94m)

With front facing window and built in range of wardrobes plus cupboard. Radiator.

### BEDROOM 2

10' 9" x 7' 3" (3.29m x 2.21m)

With rear facing window and built in storage cupboard. Radiator.

### BEDROOM 3

With rear facing window and built in storage cupboard. Radiator.

### SHOWER ROOM

With large fully tiled shower enclosure, wash hand basin plus low-level WC. Electric shaver point and leather style radiator.

### OUTSIDE

The property stands back from the road behind a shallow front forecourt. There is a side drive which leads to an attached single garage. To the rear of the property is a paved patio and this in turn gives way to a lawned area of garden. A particular feature of the garden is the rear aspect which has views onto the grounds of Driffield school.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 68 square metres.



Bedroom



Shower Room

### 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 C. 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.



Garden

### 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?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

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

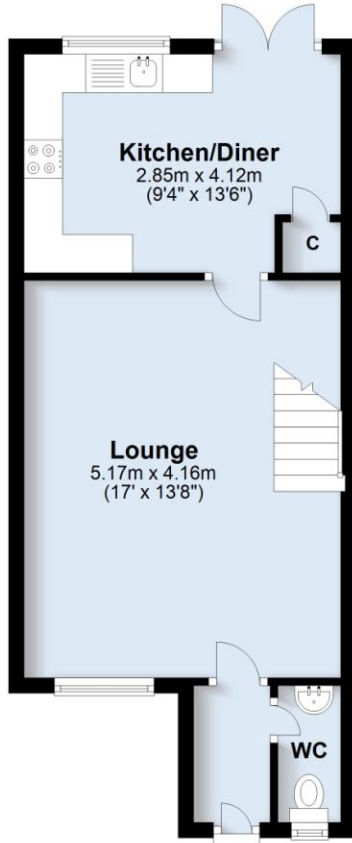
### VIEWING

Strictly by appointment with Ulllyotts.

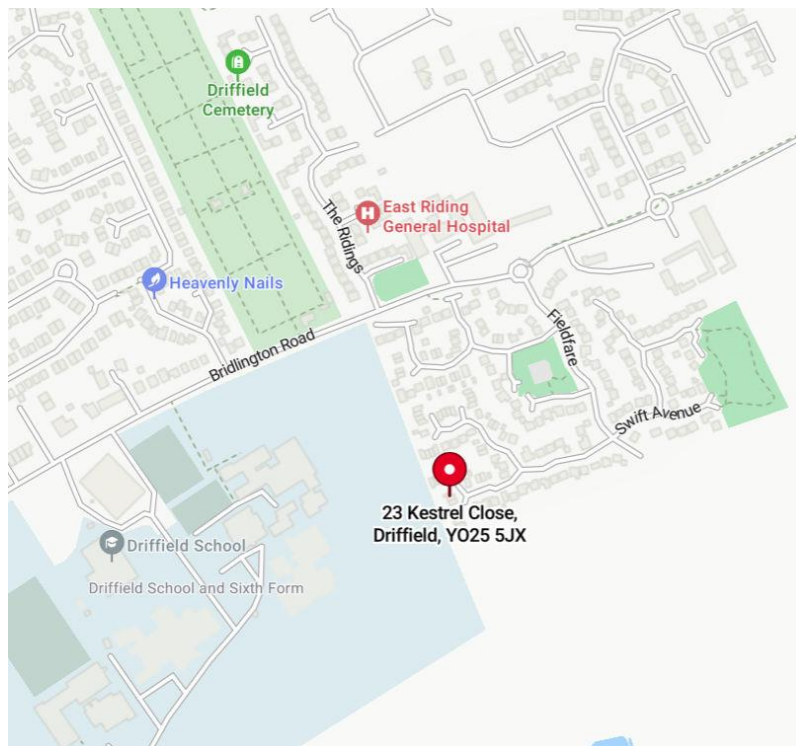
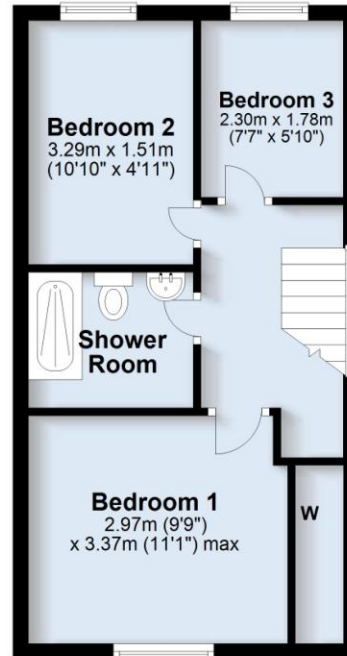
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 68 sq m

**Ground Floor**

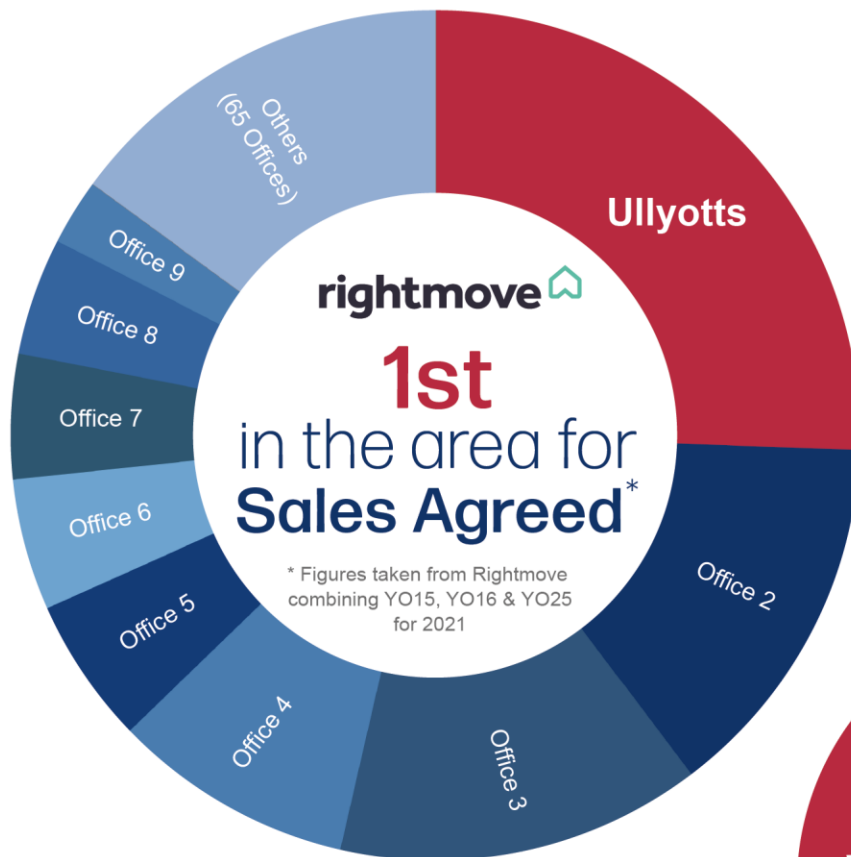


**First Floor**





# 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



## Drifffield Office

64 Middle Street South,  
Drifffield, 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



## Our Services

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