



9 Underwood Bank  
Driffield, YO25 5BY

ASKING PRICE OF  
**£295,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Outside



4



2



2



Off Road  
Parking



Gas Central Heating

## 9 Underwood Bank, Driffield, YO25 5BY

**AN IMMACULATELY PRESENTED, nearly new, detached house forming part of this attractive new development just off Scarborough Road.** Constructed by Tilia Homes, this property was enhanced over and above their usual specification at the seller's request and now boasts a range of additional features making this a truly individual home. The accommodation includes attractive front facing lounge and beautifully appointed rear facing breakfast kitchen/day room with French doors leading out onto a designer rear garden which has a southerly aspect.

The master bedrooms offers an en-suite and there are three further bedrooms, one of which is currently used as a walk-in wardrobe and, as such, is fitted out with a range of built-in furniture. There is off-street parking by way of a side drive and this leads to a single garage.

### DIRECTIONS

From Driffield Market Place head north along Middle Street North and at the junction of North Street turn right. Follow the road round and take the last turning on the left immediately prior to the roundabout. Follow the road down bearing right onto Underwood Bank.

### 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, Wilko, Iceland, Boyes, 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



Entrance Hall



Lounge



Lounge

## Accommodation

### ENTRANCE HALL

With Amtico LVT flooring and attractive staircase leading off. Built-in understairs storage.

### CLOAKROOM/WC

With Amtico LVT flooring, low level WC and pedestal wash hand basin. Co-ordinating splashback tiling. Radiator.

### LOUNGE

20' 4" x 11' 1" (6.21m x 3.40m)

With front and side facing window. Radiator.

### BREAKFAST KITCHEN/DAYROOM

20' 7" x 10' 2" (6.28m x 3.12m)

A very attractive open plan living space with French doors leading out onto the garden. The kitchen area being comprehensively fitted with a range of kitchen units finished with Shaker style doors in blue with chrome handles. Amtico LVT flooring and integrated appliances including four ring gas hob with extractor over and electric oven and grill. Integrated dishwasher and integrated fridge and freezer. Inset sink with single drainer. Recessed ceiling spotlights. Radiator.

### UTILITY

5' 11" x 5' 4" (1.82m x 1.63m)

Fitted with similar kitchen units with integrated washing machine. Amtico LVT flooring. Door to the exterior.

### FIRST FLOOR

#### LANDING

Built-in storage cupboard.

#### MASTER BEDROOM

15' 0" x 10' 8" (4.58m x 3.27m)

With front facing window. Radiator.

#### EN-SUITE

Featuring shower enclosure, low level WC and pedestal wash hand basin. Amtico LVT flooring and chrome heated towel radiator.

#### BEDROOM 2

11' 8" x 9' 3" (3.58m x 2.84m)

With rear facing window. Radiator.



Kitchen



Kitchen/Day Room



Utility



Bedroom

### BEDROOM 3

9' 10" x 8' 6" (3.02m x 2.61m)

Rear facing window. Radiator.

### BATHROOM

With contemporary suite comprising panelled bath with glass side screen and plumbed-in shower, pedestal wash hand basin and low level WC, Amtico LVT flooring and complimentary half-tiled walls plus full tiling around the bath.

### BEDROOM 4/WALK-IN WARDROBE

7' 8" x 6' 10" (2.36m x 2.09m)

(measurements to front of wardrobes) Front facing window.

Radiator.

### OUTSIDE

The property stands back from the road behind a very attractive manicured forecourt garden which is predominantly laid to lawn with side planted borders. A tarmac drive leads to a single detached garage. To the rear of the property is a superb designer styled garden featuring paved patio immediately to the rear of the property having integrated drainage, side raised beds, artificial lawn and stepped walkway leading to a timber pergola and seating area.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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

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



En-suite



Bathroom



Outside



Outside

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B. 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?

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Rear

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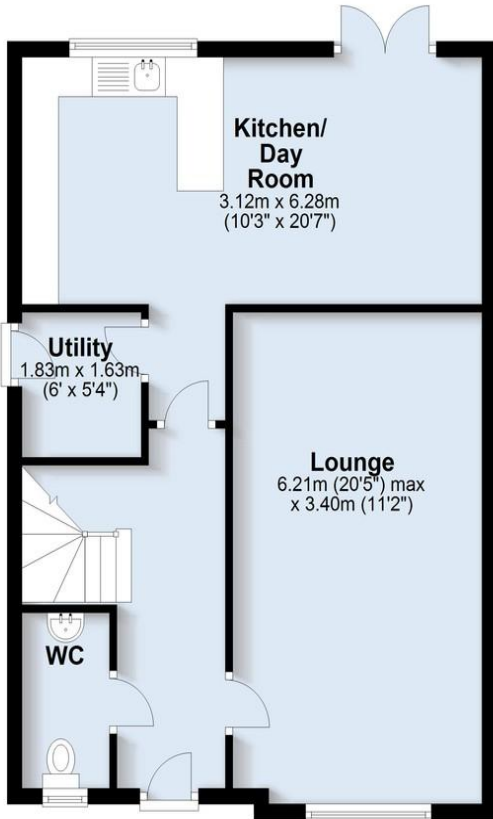
### VIEWING

Strictly by appointment with Ulllyotts.

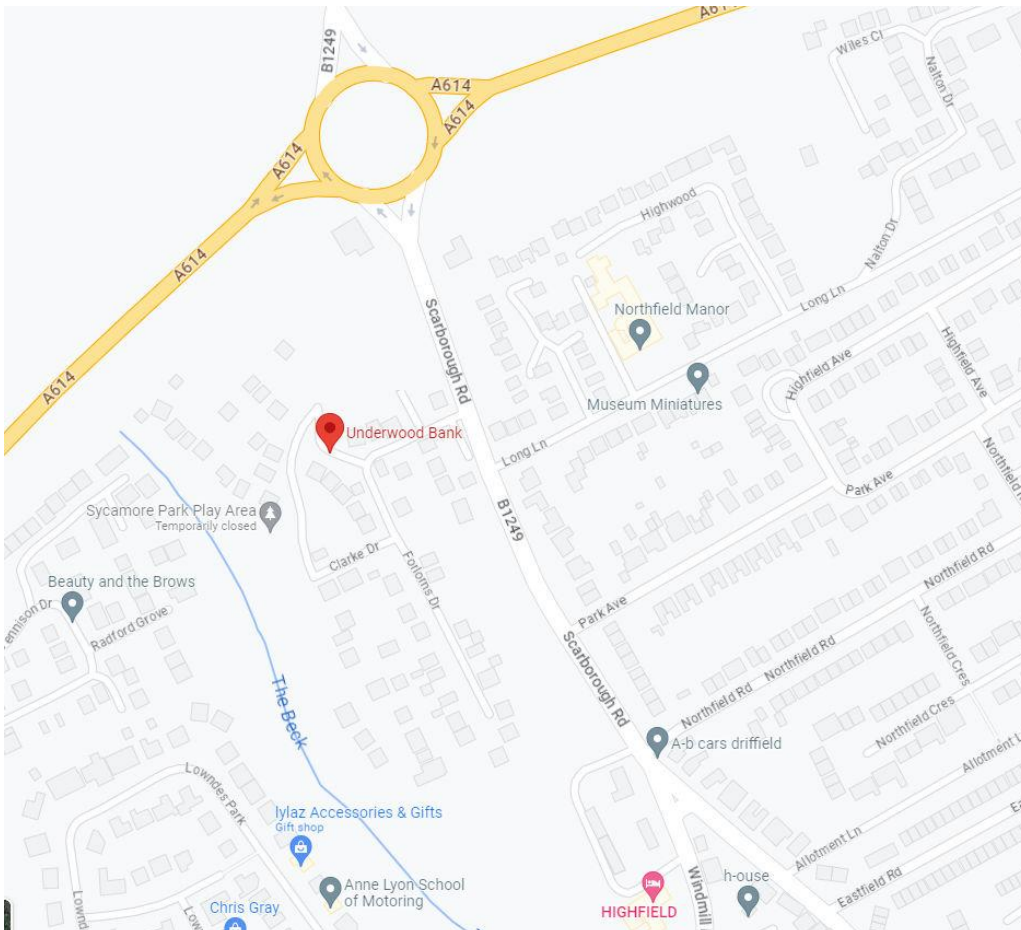
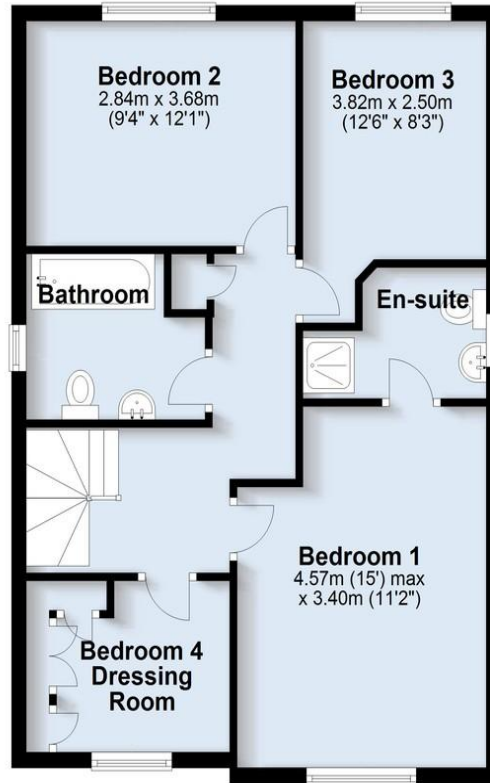
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 116 sqm

### Ground Floor








### First Floor



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EST 1891



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