



4 Butler Croft
Driffield

YO25 5GG

ASKING PRICE OF

£215,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



3



1



1



Off Road
Parking



Gas Central Heating

4 Butler Croft, Driffield, YO25 5GG

Located within a choice cul-de-sac forming part of this popular development, this semi-detached house will no doubt have wide appeal from first-time buyers through to older buyers who deem location to be a prime factor in their property search.

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.



Dining Area



Lounge



Bedroom 1



Bedroom 1

Accommodation

ENTRANCE HALL

With useful large built-in storage cupboard which benefits from plumbing for an automatic washing machine.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

KITCHEN

14' 4" x 8' 2" (4.38m x 2.49m)

Comprehensively fitted with a range of modern kitchen units including base and drawer units plus full height storage cupboards. Inset sink with single drainer plus integrated appliances which include an electric oven plus electric hob with extractor fan, integrated dishwasher and integrated fridge plus freezer. Inset ceiling lighting and radiator. This open plan space also leads into:

DINING AREA

And again leading into:

LOUNGE

15' 6" x 10' 8" (4.74m x 3.27m)

With rear facing patio doors into the garden and staircase leading off to the first floor. Radiator

FIRST FLOOR

LANDING

BEDROOM 1

15' 6" x 9' 4" (4.73m x 2.86m)

With front facing window. Radiator.

BEDROOM 2

11' 4" x 6' 0" (3.47m x 1.85m)

With rear facing window. Radiator.

BEDROOM 3

9' 1" x 10' 3" (2.79m x 3.14m)

With rear facing window. Radiator.

BATHROOM

With contemporary suite comprising panelled bath with shower area having a curved shower screen. Plumbed-in mixer shower and fully tiled walls. Low-level WC and pedestal wash hand basin plus heated towel rail.

Half tiling to remainder of the room. Floor tiling.



Bedroom 2



Bedroom 3



Bathroom



Patio

OUTSIDE

The property stands back from the road behind a shallow front lawn forecourt. There is a side drive which provides off-street parking.

To the rear of the property is an enclosed area of garden which is predominantly laid to lawn with planted side borders.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 80 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 B.

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

VIEWING

Strictly by appointment with Ulyyotts.

Regulated by RICS



Garden

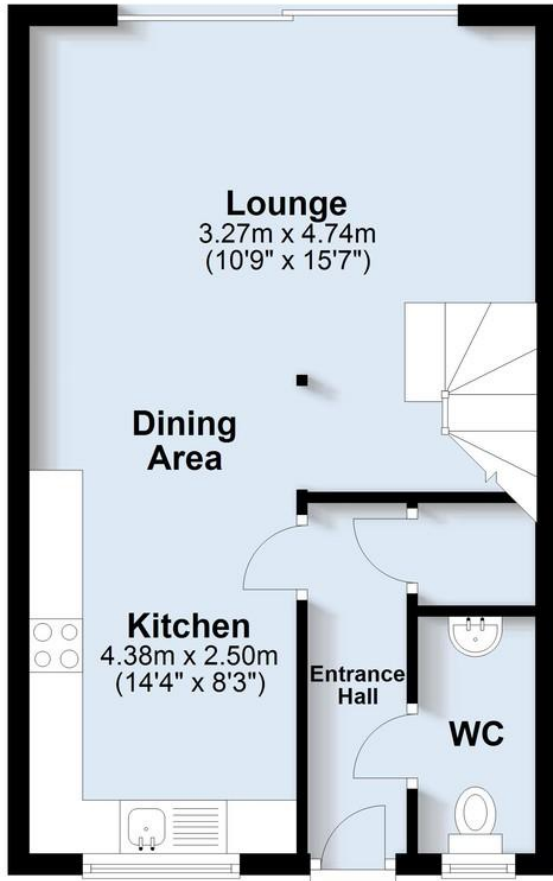


Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 80 sq m

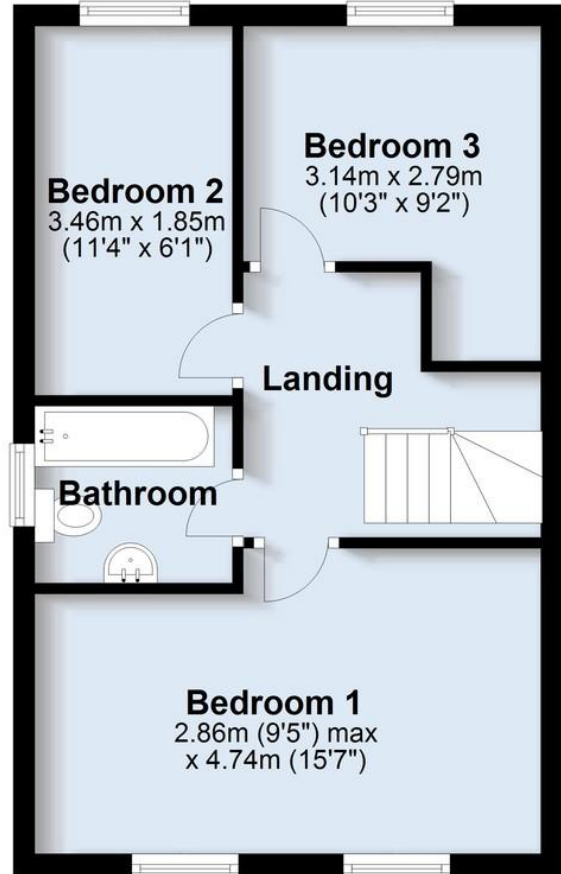
Ground Floor

Approx. 32.9 sq. metres (354.1 sq. feet)

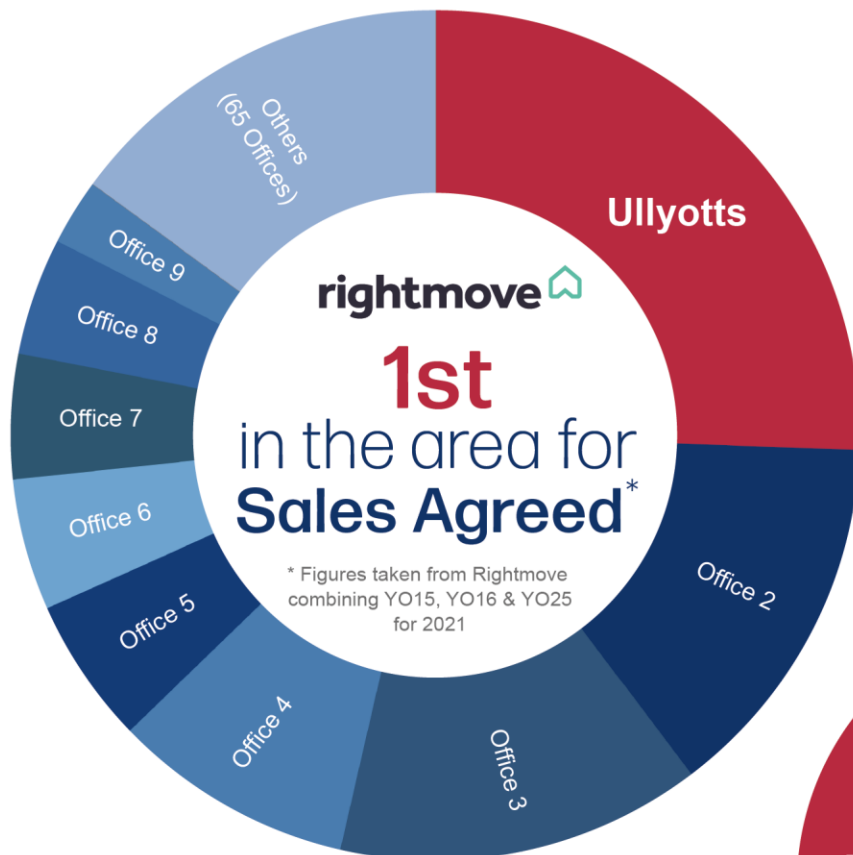


First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



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EST 1891



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