



5 Bethell Walk  
Drifffield  
YO25 5PD

ASKING PRICE OF

**£300,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Kitchen into Dining Room



4



2



2



Off road  
parking



Gas Central Heating

## 5 Bethell Walk, Driffield, YO25 5PD

**Quite simply, this is a FANTASTIC FAMILY ORIENTATED HOME with a huge emphasis on one thing. SPACE.**

With four superb double bed rooms on the first floor, this house is likely to satisfy the need of most family buyers and the bedrooms being complimented perfectly by the ground floor accommodation which is equally as spacious and includes three reception rooms.

Externally, gardens are enclosed to the rear and have a sunny southerly facing aspect.

There is huge scope to develop the accommodation further and combine the rooms on offer, if required.

The ground floor accommodation also includes a conservatory. There is vehicle access and off-street parking to the front of the property and this leads to a single garage. In summary, this is a superb family sized home which is likely to offer more than many of its counterparts at the same price. As such, value of money here is excellent.

### DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday.

With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.





Entrance Hall



Lounge



Kitchen



Dining Room

## Accommodation

### ENTRANCE HALL

A generously proportioned entrance with staircase leading off to the first floor. Radiator.

### CLOAKROOM/WC

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

### LOUNGE

17' 10" x 11' 7" (5.44m x 3.55m)

An excellent family area with large bay window to the front. Coved ceiling. Electric fire in situ within a marble-style hearth and wooden surround. Radiator.

### KITCHEN 14' 7" x 8' 4" (4.46m x 2.56m)

With rear facing window and being fitted with a wealth of base and wall mounted cupboards along with worktops. Inset sink with single drainer and mixer tap. Integrated appliances include refrigerator, freezer, dishwasher, double oven with gas hob and extractor over. Fitted laminate flooring. Radiator.

### DINING ROOM 9' 8" x 8' 11" (2.95m x 2.74m)

With rear facing window and fitted laminate flooring. Radiator.

### PLAY ROOM/BREAKFAST ROOM 9' 8" x 7' 6" (2.96m x 2.29m)

A great and versatile room currently used as a playroom for a growing family, however, could equally be used as a breakfast

room or be incorporated within the kitchen area and maybe even the dining space to provide a hugely impressive room. Radiator.

### CONSERVATORY 11' 1" x 8' 9" (3.40m x 2.68m)

With side door and windows to all three sides.

### UTILITY ROOM 8' 11" x 5' 6" (2.73m x 1.68m)

With door leading to the exterior and fitted range of base units along with one and a half bowl sink and single drainer. Space and plumbing for automatic washing machine and additional space for further white goods. Laminate floor. Radiator.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM 13' 7" x 11' 11" (4.15m x 3.65m)

A sizeable primary bedroom with window to the front aspect. Radiator.

**EN-SUITE** With partially tiled walls and three piece bathroom suite comprising low level WC, sink with vanity unit and mixer tap and fully tiled shower enclosure. Ceramic tiled flooring. Radiator.





Playroom/Breakfast Room



Conservatory



Utility Room



Master Bedroom

## BEDROOM 2

14' 1" x 11' 1" (4.30m x 3.39m)

With rear facing window. Radiator.

## BEDROOM 3

13' 5" x 8' 4" (4.1m x 2.56m)

With front facing window, built-in wardrobe and storage.

Radiator.

## BEDROOM 4

10' 3" x 8' 11" (3.14m x 2.73m)

The final bedroom is again a double with window to the rear aspect. Built-in wardrobe/storage. Radiator.

## HOUSE BATHROOM

A modern bathroom suite with wet wall panelling including low level WC, sink with vanity unit and 'P' shaped bath with shower over. Glass side shower screen. Vinyl flooring. Heated towel rail.

## OUTSIDE

16' 11" x 8' 8" (5.18m x 2.65m)

The property stands back from the road providing off-street parking to the front and also includes an integrated single garage.

To the rear of the property is an enclosed area of south-west facing garden laid mainly to lawn, whilst also having a patio area immediately to the rear of the house. The garden itself is enclosed by a timber fence.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 131 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 E.





En-suite



Bedroom



Bedroom



Bedroom

## 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. 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.

## VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS



House Bathroom



The stated EPC floor area, (which may exclude conservatories),  
is approximately 131 sq m

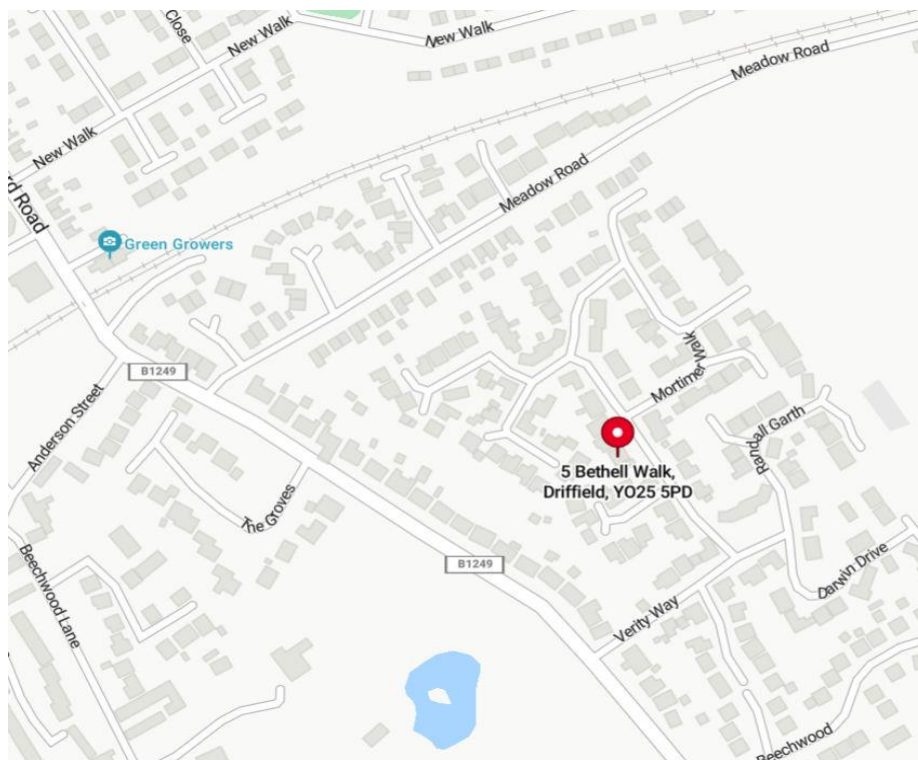
### Ground Floor



### First Floor



**5 Bethell Walk, Drifffield**





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