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**77 Southfield Close
Driffield
YO25 5YU**

Superb home throughout
Meticulously maintained
Two reception rooms

Four good sized bedrooms
Parking for multiple vehicles
Great location

**Asking Price Of:
£265,000**



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77 Southfield Close

Driffield

YO25 5YU



PUT SIMPLY - IF YOU VIEW THIS HOUSE, YOU WILL WANT TO BUY IT!

Having been meticulously maintained and upgraded by the seller, this is a superb home located within a cul-de-sac development offering off-street parking for multiple vehicles.

The accommodation includes two reception rooms plus conservatory and delightful fitted kitchen with four good size bedrooms on the first floor. The gardens have been landscaped to include Indian stone patio and artificial lawn areas.

Beautiful throughout and well worth the time taken to view!

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

With feature staircase leading off featuring a spindle banister, fitted dado rail with wood panelling beneath. Coving to ceiling, built in under stairs storage cupboard and most attractive wood plank effect tiled floor.



CLOAKROOM

With matching tiling to the floor, vanity wash basin and low level WC. Chrome heated towel rail.

LOUNGE

10' 0" x 14' 9" (3.05m x 4.51m)

Feature fire surround with inset gas living flame fire. Ceiling coving and front facing bay window.



Double doors leading into:

DINING ROOM 8' 10" x 9' 0" (2.7m x 2.75 m)
Coving to ceiling. Double doors to conservatory.



CONSERVATORY 12' 7" x 9' 1" (3.86m x 2.78m)
Wood effect vinyl flooring with electric underfloor heating.



KITCHEN 15' 10" x 9' 10" (4.85m x 3.02m)
Extensively fitted with a range of modern kitchen units.



Featuring long chrome handles and including base and drawer units with worktops over and wall mounted cupboards to match. Inset stainless steel one and a half bowl sink with mixer tap and hose, integrated four ring stainless steel hob plus matching oven, pull-out extractor fan, space and provision for dishwasher and automatic washing machine.

LANDING With loft access.

BEDROOM 1 11' 1" x 15' 6" (3.4m x 4.73m)
With feature mock panel in to one wall, fitted range of wardrobes to alcove. Radiator.



EN-SUITE With fitted Quadrant style shower enclosure, pedestal wash basin and low level WC. Chrome heated towel rail and fully tiled to walls with half tiling to remaining walls. Tiled floor.

BEDROOM 2 8' 8" x 8' 7" (2.65m x 2.62m)
Rear facing with views of the garden and beyond. Radiator.



BATHROOM

5' 7" x 7' 9" (1.71m x 2.38m)

With deep bath having a tiled side, vanity wash basin and low level WC. Heated towel rail and half tiled walls. Tiled floor.



BEDROOM 3

8' 2" x 10' 1" (2.51m x 3.08m)

Front facing room with built-in cupboard over the stairs. Radiator.

BEDROOM 4

7' 5" x 8' 8" (2.28m x 2.65m)

A rear facing room with views across the garden and beyond. Radiator.

OUTSIDE

The property stands back from the road behind an expanse of front forecourt garden. There is a tarmac side drive which provides parking for multiple vehicles and leads to a single integrated garage.

To the rear of the property is a delightful landscaped garden featuring limestone patio with raised planting beds. Attractive seating areas with artificial lawn.

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 uPVC 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC).

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.

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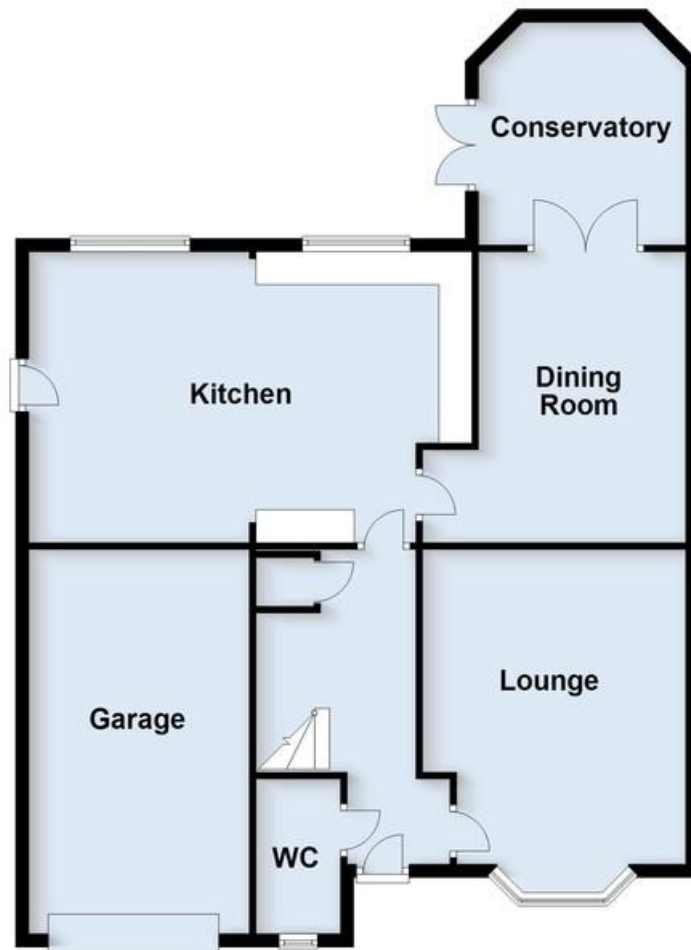
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VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

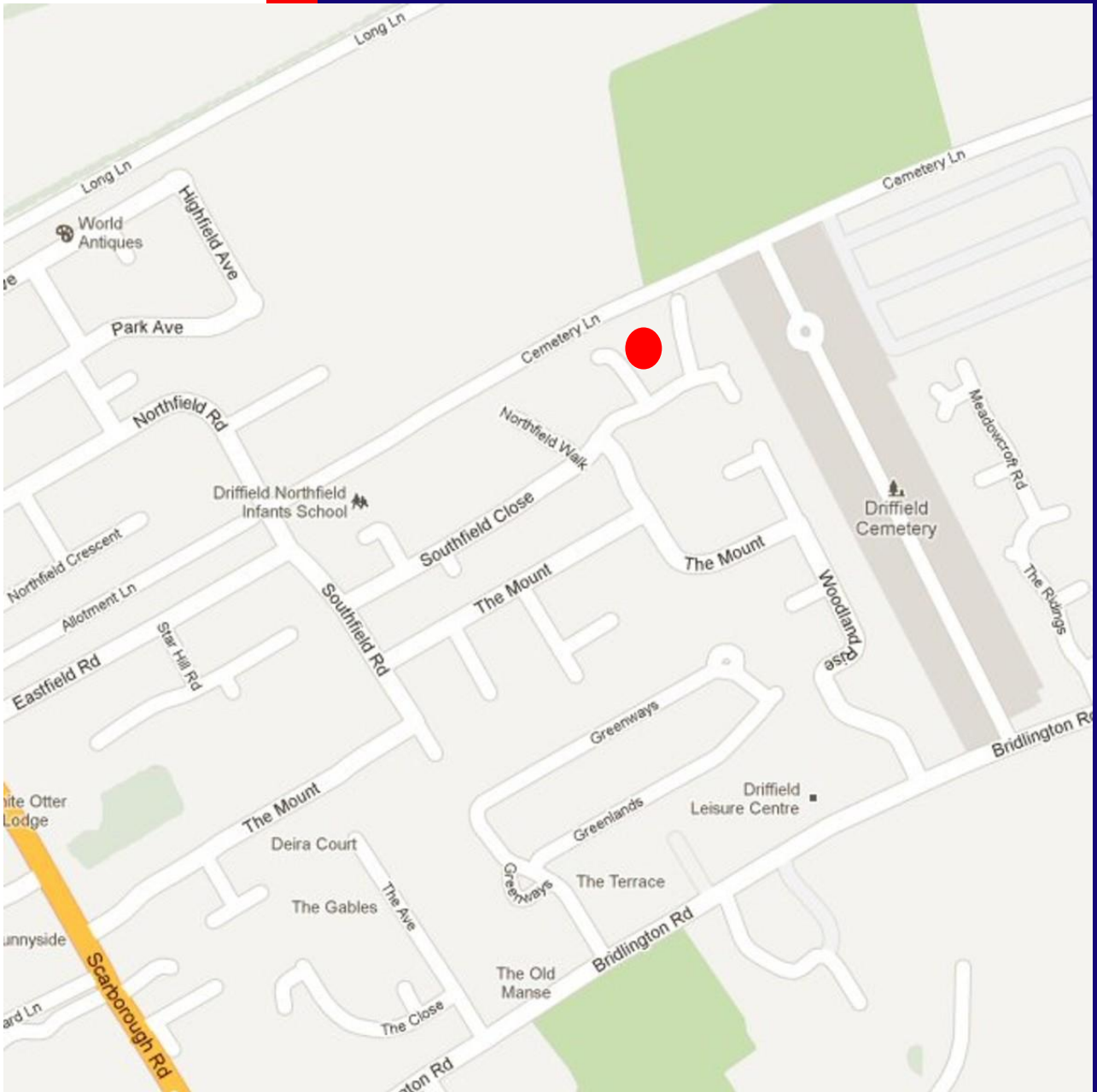
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