



**Ulllyotts**  
Chartered Surveyors

**15 Radford Grove  
Spellowgate, Driffield  
YO25 5AR**

**NEARLY NEW HOME**

Showhouse standards throughout

Landscaped garden

Breakfast Kitchen with separate utility

Partial NHBC guarantee

Viewing is a must!

**Offers In Region Of:**

**£205,000**



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PROPERTY PROFESSIONALS SINCE 1891

# 15 Radford Grove

## Spellowgate, Driffield

### YO25 5AR



A most impressive, NEARLY NEW HOME located in a popular development of Spellowgate, within a very short walk of open countryside as well as being conveniently placed for access into Driffield itself.

The property is presented to an excellent standard throughout, probably to show house standards and includes a delightful range of accommodation comprising entrance hall, cloakroom, lounge, breakfast kitchen plus separate utility room, master bedroom with en-suite, two further bedrooms and house bathroom. The classy presentation of this property also extends to the exterior where there is a superbly landscaped garden.

There is also parking for two vehicles by way of a drive which benefits from personal access directly into the garden.

The property is offered with the benefit of the remaining portion of the NHBC guarantee and modern features include double glazing throughout, zoned gas central heating system and a high level of insulation associated with a modern building.

## 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 staircase leading off and fitted vinyl flooring.

## CLOAKROOM WC

With low level suite comprising WC and pedestal wash basin. Radiator.

## LOUNGE

18' 2" x 10' 4" (05.54m x 3.15m)

Feature wood effect vinyl flooring windows to two elevations. Radiator.



## KITCHEN

8' 10" x 18' 6" (2.71m x 5.65m)

Extensively fitted with a modern range of kitchen units including base and wall mounted cupboards along with worktops and a range of integrated appliances including stainless steel four-ring gas hob, electric oven and extractor fan. In set one and a half bowl stainless steel sink, ceramic tiled floor, space and plumbing for a dishwasher. Radiator.

French doors leading out onto the garden.

## UTILITY ROOM

6' 7" x 7' 5" (2.02m x 2.27m)

Fitted with a range of modern units featuring Shaker style doors and chrome effect handles. Ceramic tiled floor, radiator and built-in under stairs storage cupboard. Space and plumbing for automatic washing machine.



## LANDING

Attractive central landing with spindled balustrade.



## BEDROOM 1 10' 11" x 10' 4" (3.35m x 3.16m)

Front facing room. Radiator.



**EN-SUITE** Large walk-in shower with plumbed in mixer shower. Pedestal wash basin and low level WC. Radiator.



**BATHROOM** With suite comprising panelled bath having a shower attachment over, pedestal wash basin and low level WC. Ceramic tiled floor. Radiator.



## BEDROOM 2

10' 3" x 8' 10" (3.13m x 2.71m)

Front facing room. Radiator.



## BEDROOM 3

9' 0" x 9' 1" (2.75m x 2.78m)

Radiator.

## OUTSIDE

The property benefits from a most attractive façade fronting onto Radford Grove with planted forecourt.

The main garden is located to the side of the property and comprises a paved patio, immediately adjacent to the property, providing a lovely seating area. This gives way to a gravelled garden with timber raised beds.

A further patio area has a gated access leading to the drive, which is suitable for two vehicles.



## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services connected.

## COUNCIL TAX BAND

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

## ENERGY PERFORMANCE CERTIFICATE

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

Floor plans are for illustrative purposes only.

## WHAT'S YOURS WORTH?

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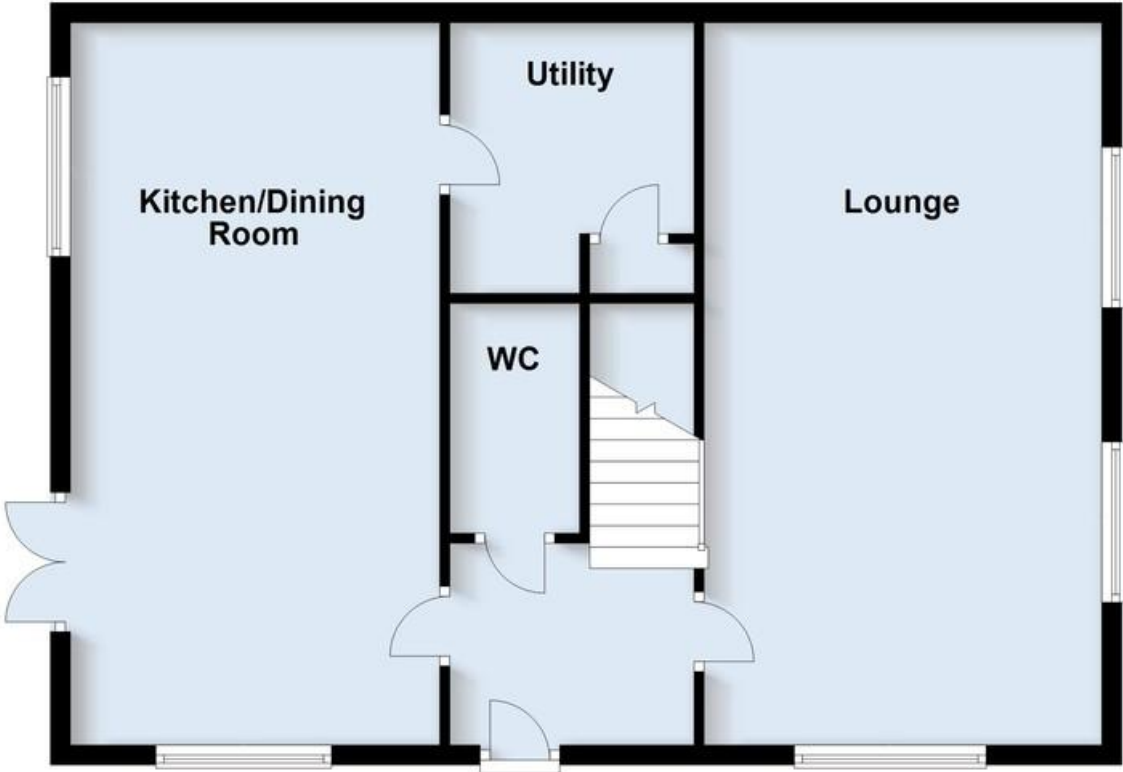
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## VIEWING

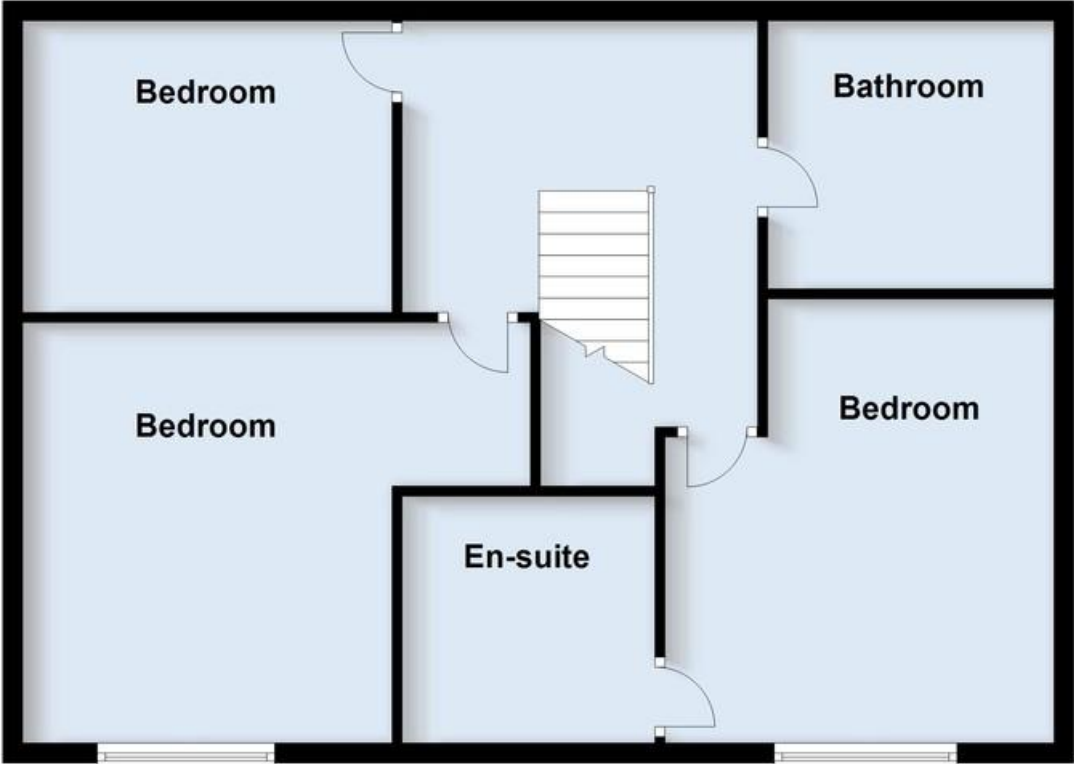
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