



**Ulllyotts**  
Chartered Surveyors

**2 Beech Croft**  
Drifffield  
YO25 5NY

Established detached house  
Great location  
Off-street parking and garage

Fabulous dining room and kitchen  
Conservatory  
4 Bedrooms

**Asking Price Of:**  
**£250,000**



01377 253456

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## 2 Beech Croft

Driffield

YO25 5NY



An outstanding detached home built during the mid 1990s having the distinct benefits of being at the front of the development, well set back from Bridlington Road with views across open green space. The accommodation includes attractive front facing lounge plus dining kitchen across the rear having patio doors leading into a conservatory. There is also a separate utility area plus four bedrooms, the master bedroom having an ensuite.

There is a drive which leads to an integrated single garage.

The property is presented to an excellent standard throughout, ready to move into and no time should be wasted in arranging 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

A warm and welcoming Hall with arch leading to an inner hall area with quarter turn staircase leading off having a spindled bannister. Coving to ceiling.

### LOUNGE

11' 5" x 15' 0" (3.5m x 4.59m)

With lovely views to the front, square bay window, ornate fireplace with inset gas living flame fire, coving to ceiling and dado rail. Double doors leading into:



### DINING AREA

9' 1" x 9' 5" (2.79m x 2.88m)

With solid wood flooring and ample space for a dining table, coving to ceiling and patio doors leading into the conservatory. Open Plan into:





## KITCHEN

11' 2" x 9' 1" (3.42m x 2.78m)

Well fitted with a range of modern kitchen units featuring Shaker style doors finished in cream with chrome handles, inset one and a half bowl stainless steel sink with single drainer and mixer tap, space for a slot in cooker, integrated dishwasher, integrated fridge and freezer and solid wood flooring.



## CONSERVATORY

9' 1" x 7' 11" (2.77m x 2.42m)

Offering views across the garden and direct access into the garden area.

## UTILITY ROOM

5' 3" x 5' 10" (1.61m x 1.79m)

With plumbing for automatic washing machine and fitted worktop plus wall mounted cupboard. Solid wood flooring.

## CLOAKROOM

With bracket wash basin, low-level WC and radiator, solid wood flooring.

## FIRST FLOOR

### LANDING

With built-in cupboard housing hot water cylinder.

## BEDROOM 1

12' 9" x 10' 10" (3.9m x 3.32m)

A most attractive front facing bedroom with delightful views from the window, radiator, built in wardrobe with mirrored doors.



## EN SUITE

With shower enclosure, WC and wash hand basin. Radiator



## BEDROOM 2

9' 8" x 11' 7" (2.95m x 3.54m)

With fitted range of wardrobes with mirrored doors. Attractive alcove with arched top. Radiator.

## BEDROOM 3

9' 5" x 11' 5" (2.88m x 3.48m)

With built-in wardrobes and space for bed plus overhead storage.

## BATHROOM

With white suite comprising panelled bath, pedestal wash basin and low level WC. Fully tiled around the bath with half tiling to one remaining wall, radiator.



## BEDROOM 4

10' 0" x 6' 5" (3.07m x 1.98m)

With built-in double wardrobe and bed space with overhead cupboard.

## OUTSIDE

The property is located on a choice plot accessed via a drive serving only Beachcroft. Providing off-street parking to the front as well as integrated single garage. To the rear of the property is an enclosed expanse of garden offering a good degree of privacy.

## 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 is available on the internet. The property is currently rated band D. 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.

Floor plans are for illustrative purposes only.

## WHAT'S YOURS WORTH?

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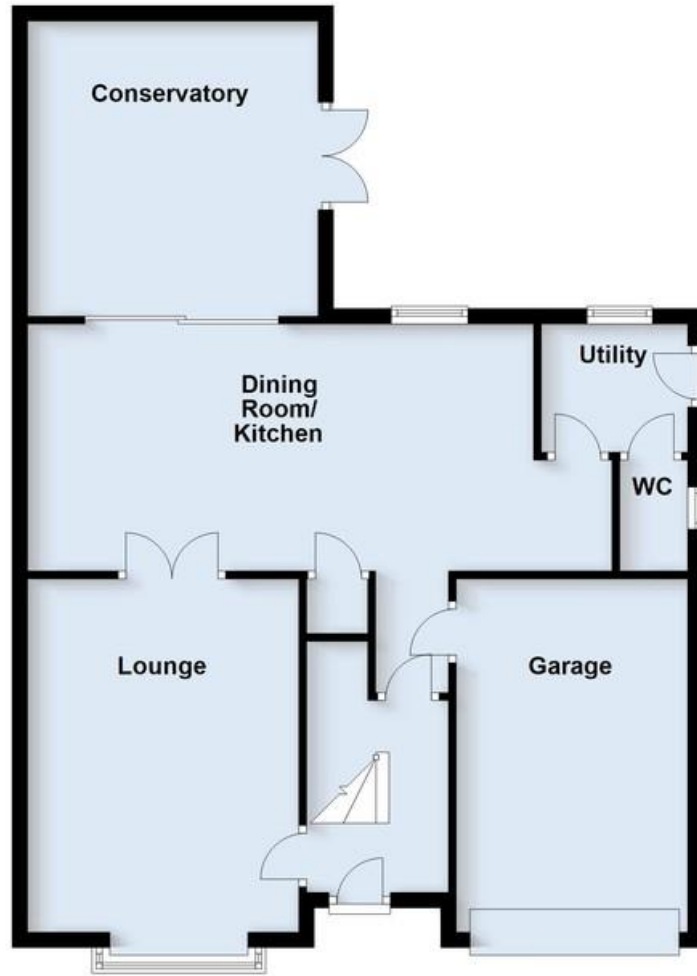
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## VIEWING

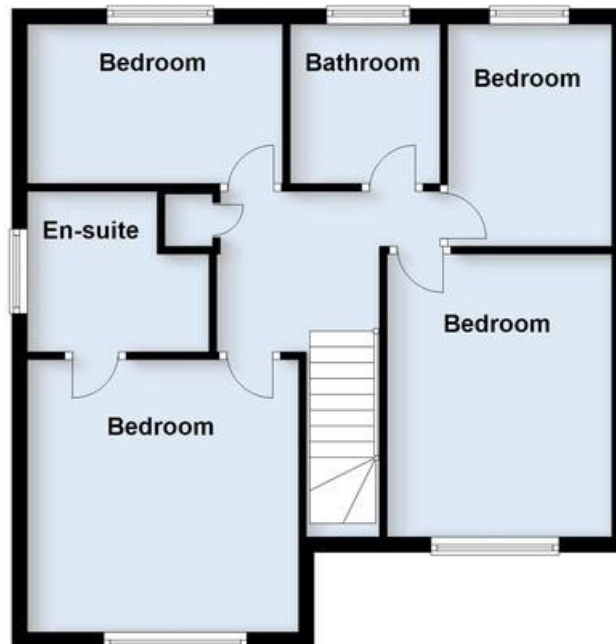
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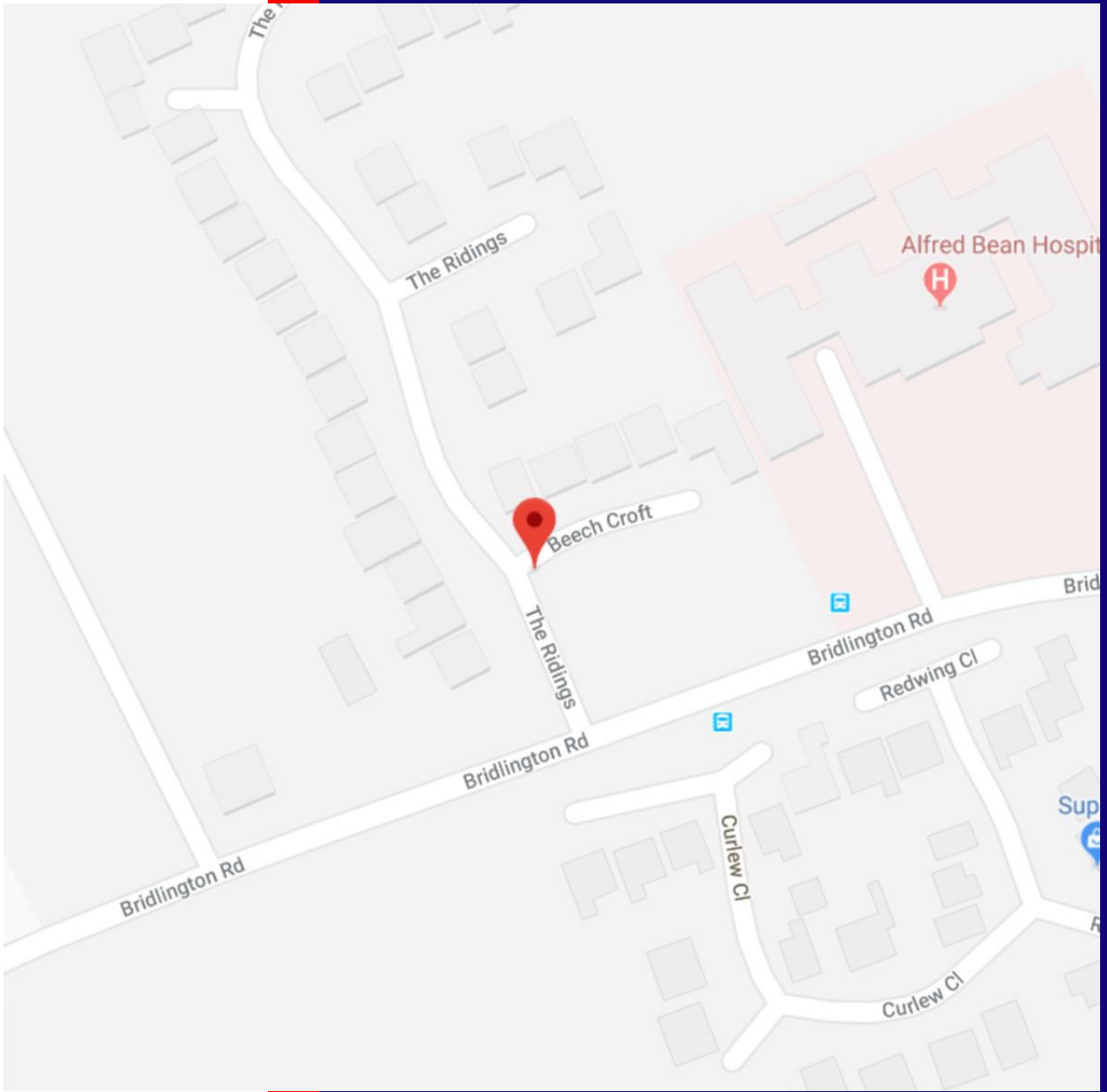
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### Ground Floor



### First Floor







**64 Middle Street South, Driffield, YO25 6QG**

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