



Ulllyotts
Chartered Surveyors

**12 Berriman Drive
Driffield
YO25 5DX**

**Beautifully presented detached house
Three Bedrooms
Master Bed with En-Suite**

**Kitchen/Dining Room
Utility & Cloaks/WC
Beautiful lawned rear garden**

**Asking Price Of:
£235,000**



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulyyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ulyyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

12 Berriman Drive Driffield, YO25 5DX



This is a beautifully presented 'Willow' style 3 bed detached property which was built by Bellway homes in January 2020. The house is still covered by the NHBC Warranty which was issued upon completion of the build. The current owners have really made this house a home which offers good sized accommodation which would suit first time buyers, homeowners looking for something a bit bigger or those that are maybe thinking of downsizing.

We have been informed by our vendor that all of the fitted blinds will be included in the sale as they have been specifically made to fit the windows and patio doors.

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 Part glazed entrance door with full length courtesy window to the side. Single radiator, stairs leading to the first floor landing.

CLOAKROOM/WC Fitted with a two piece suite comprising of a low level WC, wash hand basin, part tiled surround, tile effect flooring. Single radiator, sunken ceiling lights and extractor fan.

KITCHEN/DINING ROOM 16' 10" x 9' 8" (5.13m x 2.95m) Fitted with a modern range of wall and base units with work surfaces over. One and a half bowl stainless steel sink unit with mixer tap over. Integrated dishwasher, fridge and freezer, Zanussi electric fan oven, four ring gas hob with stainless steel extractor hood over and splashback. uPVC double glazed window overlooks the front. Double radiator, laminate effect flooring. Patio doors open onto the paved patio which leads to the garden.



UTILITY Fitted with wall and base units with work surface over, Zanussi integrated washing machine, and cupboard housing the central heating boiler. Under stairs storage cupboard. uPVC double glazed window overlooks the rear garden. Single radiator.



LOUNGE 16' 10" x 10' 0" (5.13m x 3.05m) A good sized lounge with uPVC double glazed window to the front, double radiator and dimmer switch which operates the ceiling lights. Double radiator. uPVC double glazed patio doors which look out on to the paved patio and rear garden.



FIRST FLOOR LANDING A lovely spacious landing with uPVC double glazed window that overlooks the rear garden, single radiator, access to loft area. Door to useful storage cupboard that also houses the electrical consumer unit.

MASTER BEDROOM

13' 7 [max]" x 10' 5 [max]" (4.14m x 3.18m)
A double bedroom with uPVC double glazed window that looks out to the front, single radiator, recessed area which could be utilised to accommodate built in wardrobes.



EN-SUITE A good sized en-suite with full width tiled shower enclosure, electric shower, low level WC, wash hand basin and tiled splashback.

uPVC window to the front, single radiator.



BEDROOM 2 10' 0" x 9' 1" (3.05m x 2.77m)

Another double bedroom with uPVC double glazed window to the front, single radiator and a good sized over stairs storage area.



BEDROOM 3 7' 5" x 6' 9" (2.26m x 2.06m)

A versatile room that could be either used as a bedroom, nursery, dressing room or office, if working from home. uPVC double glazed window which looks over the rear garden. Single radiator.



FAMILY BATHROOM

Fitted with a three piece suite comprising panelled bath, low level WC and wash hand basin, part tiled surround. uPVC double glazed window to the rear. Single radiator. Tile effect flooring.



REAR GARDEN

A beautifully well maintained lawned rear garden with planted borders which are bound by timber fencing. There are also two separate paved patio/seating areas. Downlighters allow courtesy lighting, cold water tap. A timber gate gives access to the side and front of the property.



OUTSIDE

To the side of the property is an extended block paved parking area for two cars, gated side access leads to the rear garden. Lawned area to the front with paved path which leads to the front door, down lighters give courtesy lighting.

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 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. 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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

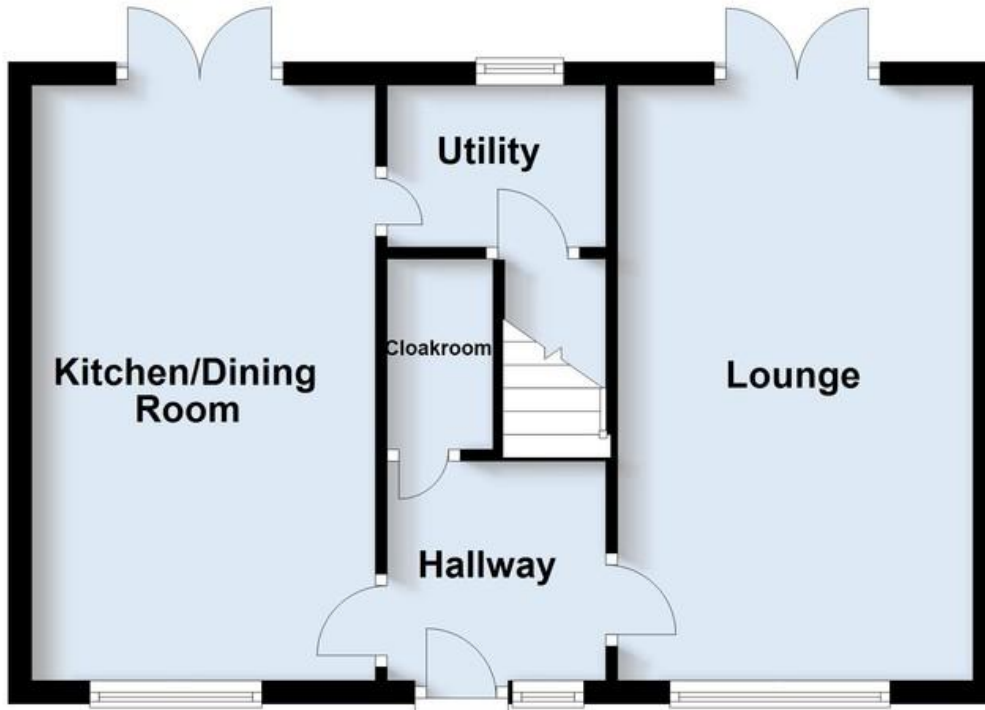
*by any local agent offering the same level of service.

VIEWING

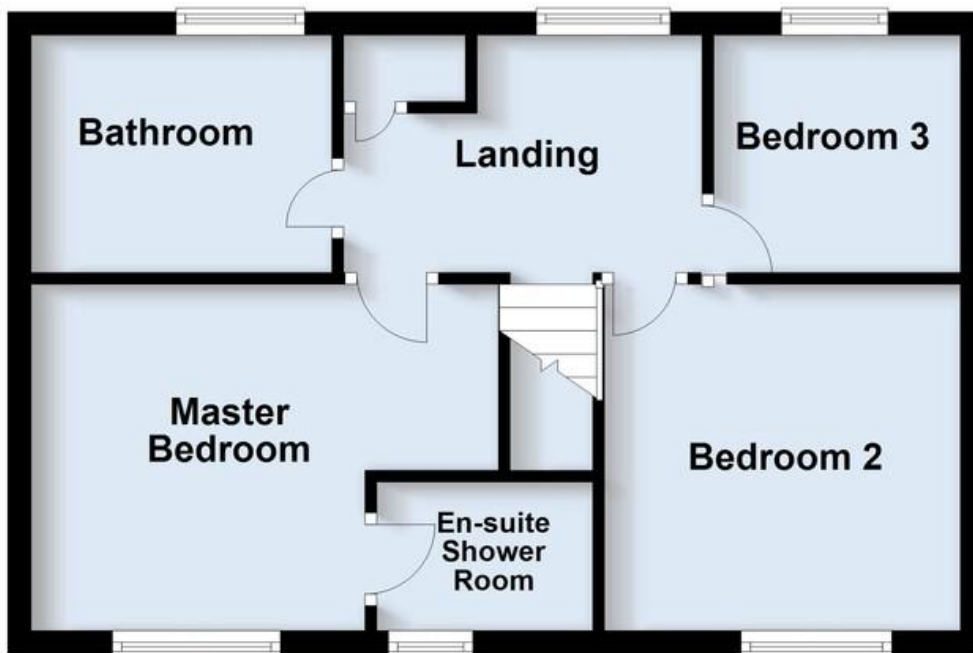
Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

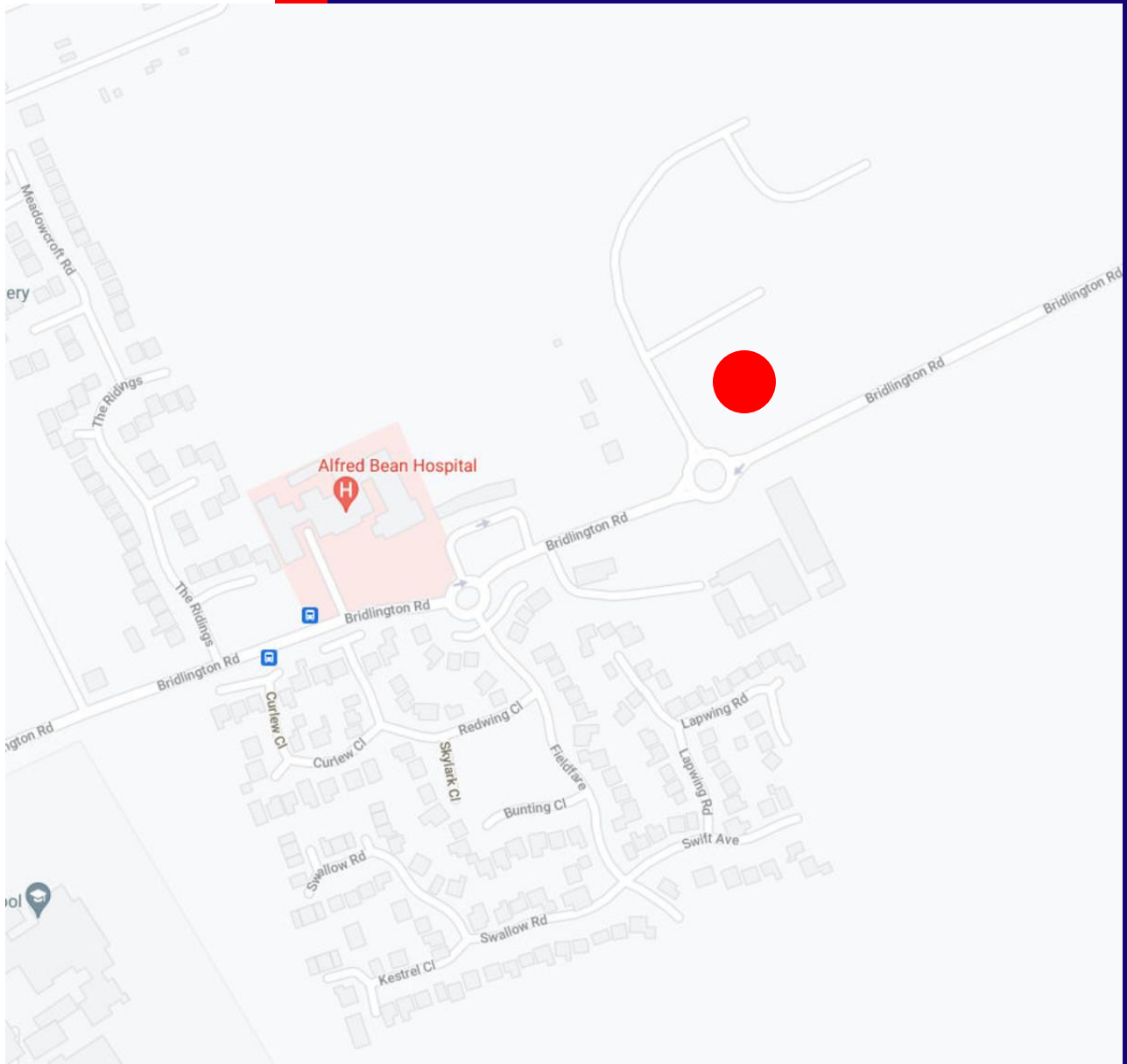
Ground Floor



First Floor



12 Berriman Drive, Driffield





64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com