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Chartered Surveyors

**10 Cawthorn Close**  
Driffield  
YO25 5PG

Substantial family home  
Versatile accommodation  
Up to 6 bedrooms

Three floors  
Enclosed landscaped gardens  
Superb throughout!

**Asking Price Of:**  
**£325,000**



01377 253456

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# 10 Cawthorn Close

Driffield

YO25 5PG



Located within a delightful cul-de-sac which forms part of this popular residential development just off Wansford Road, this is a substantial family home offering versatile accommodation arranged over three floors. Presented to a high standard throughout and ready for immediate occupancy, the property offers two reception rooms plus extremely well-fitted kitchen and separate utility. The first floor features four bedrooms with an en-suite to the master bedroom plus family bathroom whilst on the uppermost floor are two additional rooms which could be used as bedrooms but equally could form a suite suitable for a work or perhaps independent teenager, in their own right. The gardens are delightful and well maintained. In short, this is a delightful but substantial family home that would really be hard to beat.

## 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 wood floor, staircase leading off with spindle bannister. Radiator.



## CLOAKROOM WC

With low-level WC and wash basin. Radiator.

## LOUNGE

17' 11" x 11' 6" (5.48m x 3.53m)

The focal point of this superb home featuring front facing bay window, feature fireplace with built in gas fire, radiator and coving to ceiling plus square opening leading into:





### **DINING ROOM** 11' 0" x 11' 8" (03.37m x 3.56m)

Offering delightful views onto the garden via French doors, coving to ceiling and radiator.



### **KITCHEN** 14' 9" x 12' 0" (4.51m x 3.68m)

Fitted with a modern range of kitchen units with panelled doors finished in grey and featuring base and wall mounted cupboards and drawers together with integrated appliances including Philips whirlpool double oven, four ring gas hob with extractor over, concealed dishwasher and concealed refrigerator.



### **UTILITY ROOM**

5' 2" x 6' 2" (1.58m x 1.88m)

Space and plumbing for automatic washing machine and provision for a dryer.

Radiator.

### **LANDING**



### **BEDROOM 1**

11' 11" x 11' 8" (3.64m x 3.56m)

Attractive, light and airy front facing room with radiator.



### EN-SUITE

Suite with panelled bath having a shower attachment from the taps, low-level WC and pedestal wash basin. Half tiled walls. Radiator.



### BEDROOM 2

8' 7" x 0' 0" (2.63.59m x 0m)

A front facing room with feature laminate flooring, radiator.



### BEDROOM 3

8' 5" x 9' 6" (02.58m x 2.9m)

A rear facing room, radiator.

### BEDROOM 4

9' 2" x 11' 5" (2.8m x 3.5m)

A rear facing room with views onto the garden. Radiator.

### BEDROOM 5

11' 9" x 14' 0" (03.59m x 04.29m)

An attractive, uppermost bedroom featuring sloping ceilings and two Velux style windows.

Radiator.



### BEDROOM 6 / LIVING ROOM

11' 3" x 14' 2" (3.43m x 4.34m)

A very versatile room with sloping ceilings, fitted laminate flooring and three Velux style roof windows.

Radiator.





## BATHROOM

Suite in white comprising panelled bath, pedestal wash basin, low-level WC, plumbed in shower from taps with glass side screen. Tiling around the bath and part tiling to other walls. Radiator.



## OUTSIDE

The property stands back from the road behind an expanse of open plan front garden. There is a drive which provides off-street parking and leads to a single integrated garage.

To the rear of the property is a most attractive expanse of garden featuring paved patio, plus area of lawn with side planted borders. The whole garden being enclosed by a timber fence.



## 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 E.

## ENERGY PERFORMANCE CERTIFICATE

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

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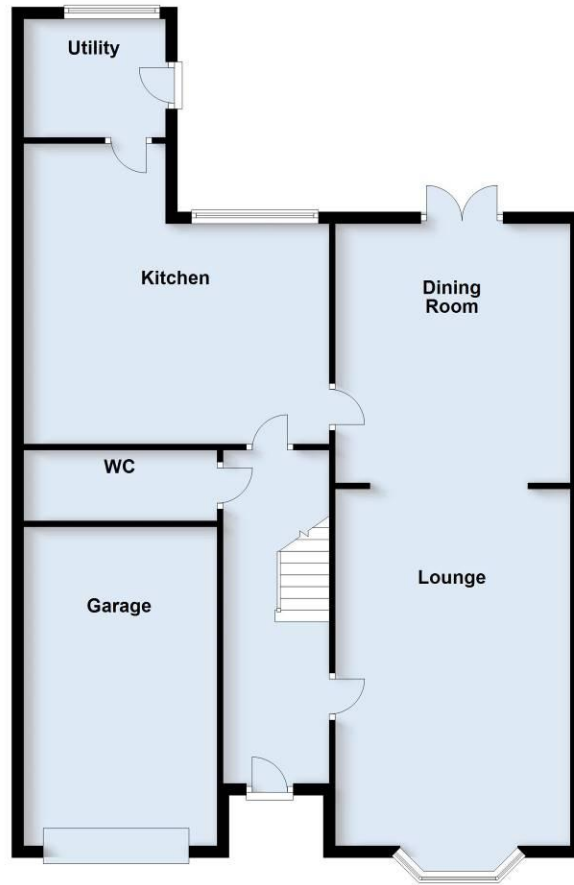
\*by any local agent offering the same level of service.

## **VIEWING**

Strictly by appointment (01377) 253456 or  
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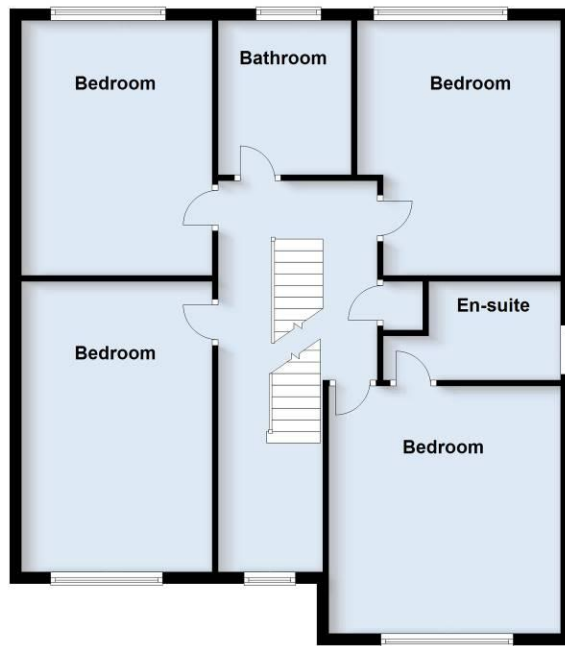
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**Ground Floor**

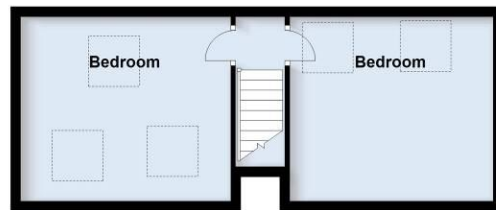




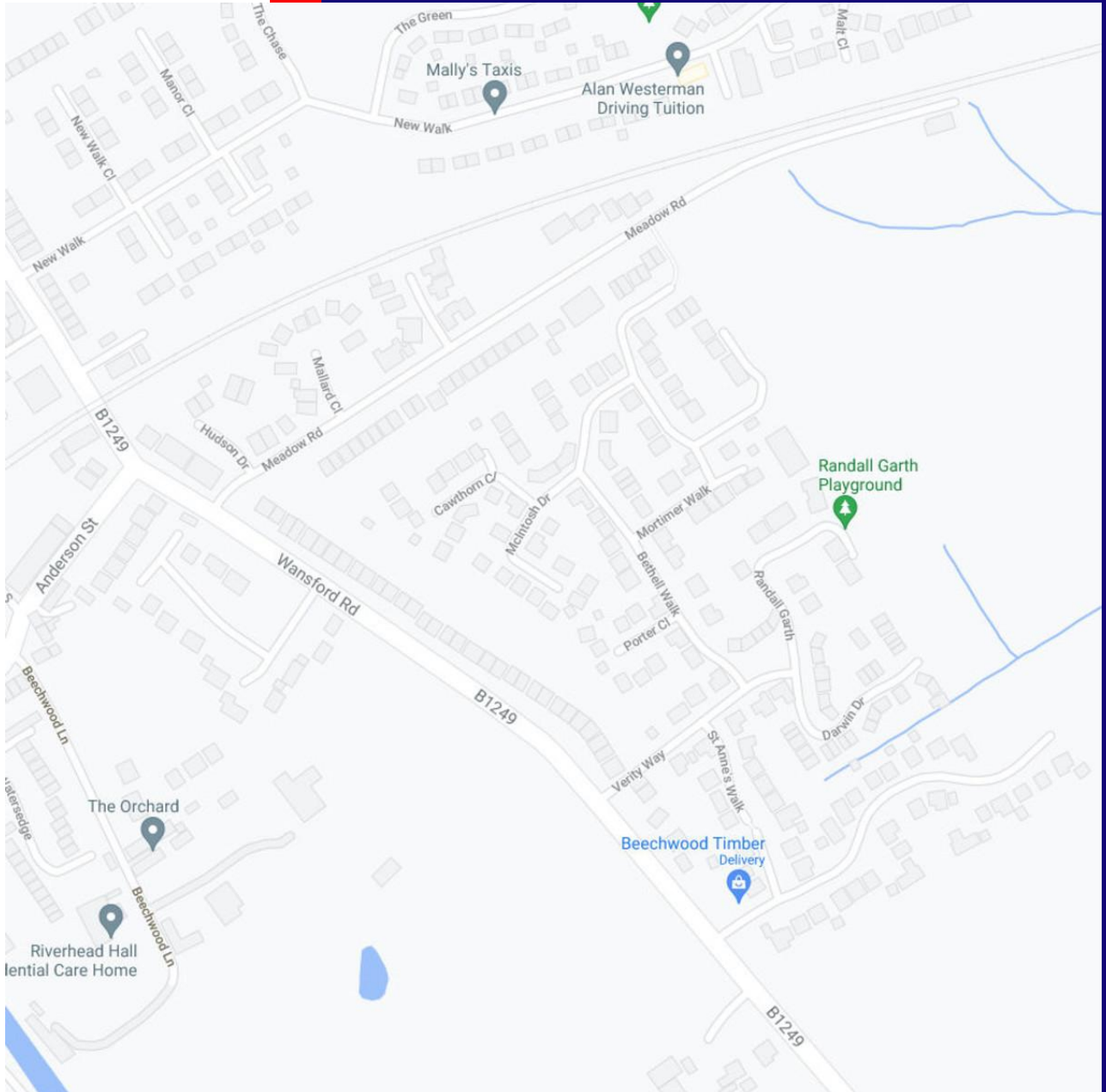
**First Floor**



Second Floor







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

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