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Chartered Surveyors

11 Butler Croft
Off The Chase (Dawnay Park)
Driffield, YO25 5GG

2021 Built Bungalow
Fantastic location
Views overlooking 'The Green'

Good sized garden
3 Bedrooms
Off-street parking

Asking Price Of:
£300,000



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Driffield, YO25 5GG



With views overlooking 'The Green' this truly is one of the choice plots within this popular development. A reluctant sale due to a change of circumstances, the sale of the bungalow gives buyers a second opportunity to acquire a much sought after property style within one of Driffields most sought-after developments. Literally months old and in a ready to move into condition the attractive range of accommodation includes three bedrooms as well as open plan living space comprising lounge, dining area and kitchen. In addition there is a useful utility room. Externally, and to the rear is a particularly good sized expanse of garden, enclosed by a timber fence. There is off-street parking to the side and provision for a garage (Subject to planning consent).

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 super entrance to the whole property, featuring quality oak finished doors leading off to all rooms and having attractive wood effect laminate flooring. Radiator.

LOUNGE 14' 5" x 20' 11" (4.4m x 6.4m)

A lovely living space with rear facing aspect comprising lounge with dining area and being open to the kitchen. The room features an attractive laminate flooring throughout and the lounge area offers patio doors leading out onto a patio area with garden beyond. Ceiling coving and radiators.



KITCHEN 11' 9" x 11' 9" (3.6m x 3.6m)

Extensively fitted along two walls featuring modern kitchen units with slab style doors finished in grey and including base cupboards together with drawers and wall mounted cupboards to match. Integrated appliances include electric double oven, electric induction hob with extractor canopy over, dishwasher and fridge freezer. Inset sink with single drainer and swan neck mixer tap. Ceiling coving and recessed ceiling spotlights.



UTILITY ROOM

7' 10" x 5' 10" (2.4m x 1.8m)

Fitted with similar units to the kitchen and featuring stainless steel sink with base cupboard beneath and single drainer. Space and plumbing for automatic washing machine. Fitted laminate floor and door to the exterior.



MASTER BEDROOM

14' 9" x 13' 1" (4.5m x 4m)

An attractive front facing room with bay window, coving to ceiling and radiator.



EN SUITE

Well-fitted suite in white comprising low-level WC plus vanity wash basin, walk in shower enclosure with plumbed in mains shower.

Chrome ladder style radiator, ceramic tiled floor and part tiled walls with full tiling around the shower.



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

With coving to ceiling and radiator.



BEDROOM 3 13' 1" x 8' 2" (4m x 2.5m)

With coving to ceiling and radiator.

BATHROOM A beautifully appointed bathroom featuring curved edge bath with shower over and glass screen. Pedestal wash basin and low level WC. Chrome shower style radiator, ceramic tiled floor plus full tiling around the bath and part tiling elsewhere. Recessed ceiling mounted spotlights



OUTSIDE

The property stands back from the road behind an expanse of lawn and open plan garden. There is a side drive giving provision for off-street parking. To the rear of the property is an enclosed area of lawned garden with timber boundary fence. Immediately to the rear of the property is a paved patio.



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 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?

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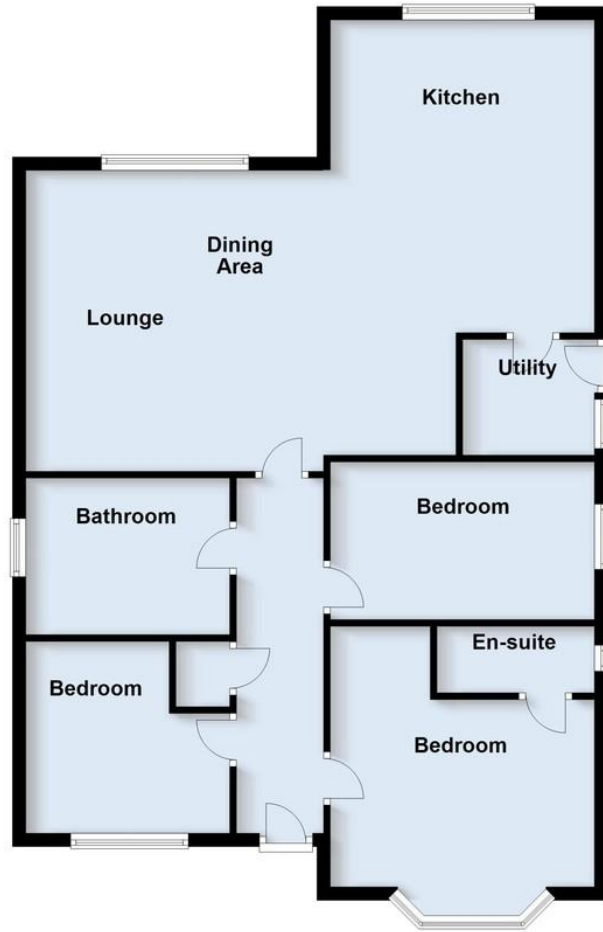
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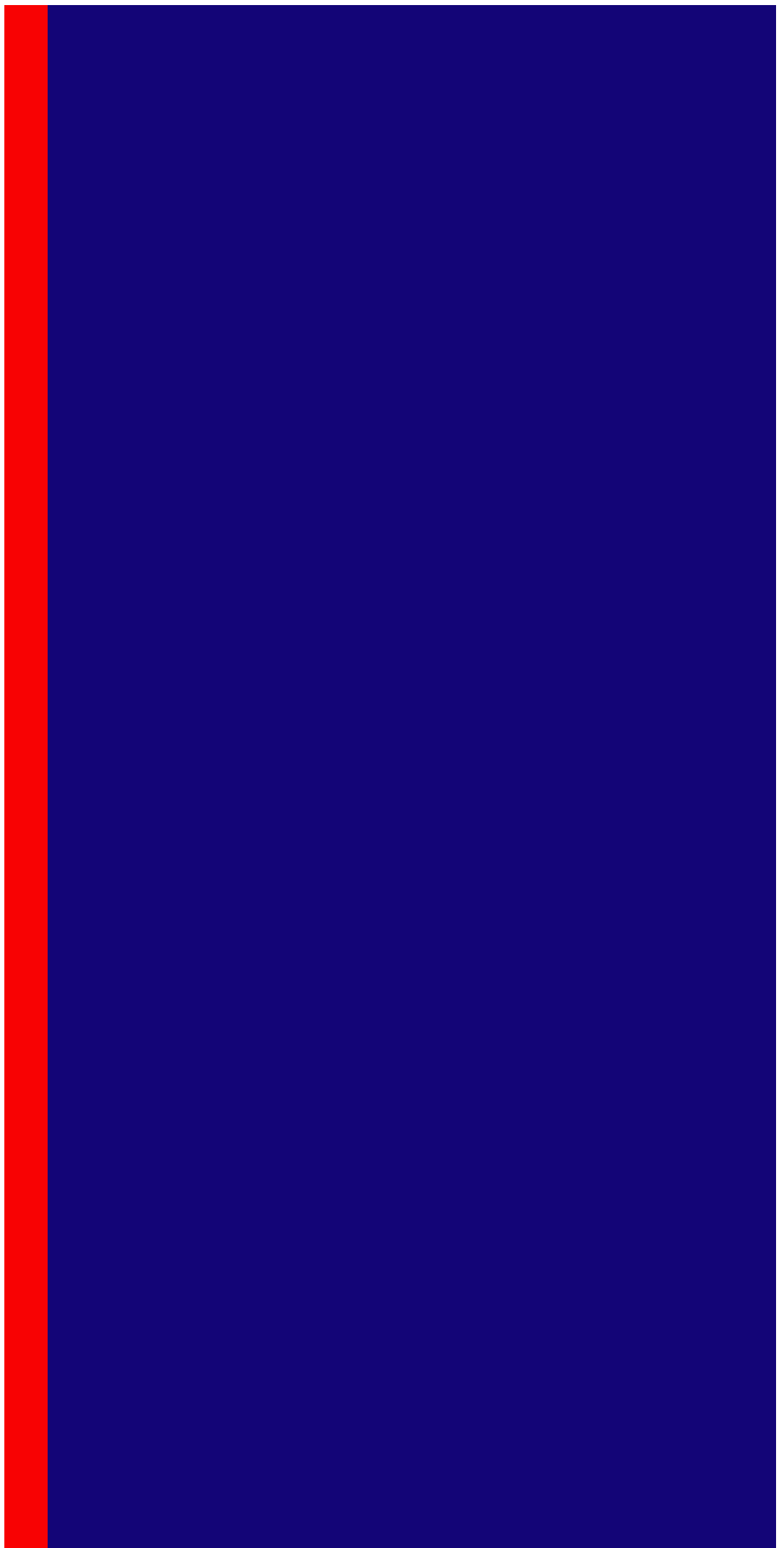
VIEWING

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

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Ground Floor





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