



**Ulllyotts**  
Chartered Surveyors

**37 Southfield Close**  
Driffield  
YO25 5YN

Beautifully appointed det house  
Integrated single garage  
Three good sized bedrooms

Convenient for local schools  
Conservatory  
NO ONWARD CHAIN

**Asking Price Of:**  
**£220,000**



01377 253456

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

[sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

# ■ Ulyotts ■



## Estate Agents

Market leaders in the area.



## Property letting and management

Five star service.



### Auctions

Online property auctions



### Insurance Brokers

Ulyotts (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.ullyotts.co.uk](http://www.ullyotts.co.uk)

**DRIFFIELD**  
Tel. 01377 253456

**BRIDLINGTON**  
Tel. 01262 401401

**PROPERTY PROFESSIONALS SINCE 1891**

# 37 Southfield Close

Driffield

YO25 5YN



Situated within a popular residential area, conveniently situated for access to local schools, this is a super family home offering three good sized bedrooms together with attractive living accommodation and integrated single garage. The property is superbly presented throughout and boasts gas central heating as well as uPVC double glazing, rear conservatory and attractive, landscaped garden.

## 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 LOBBY

With wood effect laminate flooring and leading into:

## LOUNGE

14' 6" x 10' 9" (4.44m x 3.28m)

With matching flooring from the Entrance Lobby, feature fire surround with electric fire in situ, front facing window, radiator and staircase leading off. Arch leading into:



## DINING ROOM

10' 9" x 8' 5" (3.28m x 2.58m)

With matching flooring through from the lounge, radiator and sliding patio doors into:



## CONSERVATORY

9' 8" x 8' 8" (2.95m x 2.66m)

With views across the garden and matching flooring from the lounge.

Double French doors leading out onto the rear patio and garden beyond. Electric underfloor heating.

**KITCHEN 11' 8" x 8' 7" (3.58m x 2.64m)**

Extensively fitted with a modern range of kitchen units featuring white panelled doors with chrome handles and including base cupboards with wall mounted cupboards to match. Integrated wine rack and inset one and a half bowl stainless steel sink with mixer tap with pull down hose. Integrated appliances including Bush electric oven plus matching electric hob with stainless steel extractor over. Space and plumbing for an automatic washing machine, space and provision for a refrigerator and freezer. Door to the rear.



**FIRST FLOOR**

**LANDING**

With built-in cupboard.

**BATHROOM 8' 6" x 5' 8" (2.60m x 1.74m)**

With modern white suite comprising panelled bath, having a plumbed in mixer shower over with rainfall style shower head and separate hand held hose. Low level WC and pedestal wash hand basin. Chrome ladder style towel radiator. Half-tiled walls with full tiling around the shower area edged in chrome.



**BEDROOM 1 15' 1" x 10' 9" (4.62m x 3.28m)**

With rear facing aspect. Radiator. Mock panel feature wall.



**EN-SUITE** With shower enclosure having a plumbed-in mixer shower, again with rainfall style shower head and hand held hose, personal wash basin and low level WC. Fully tiled walls and floor.



**BEDROOM 2 12' 8" x 8' 3" (3.88m x 2.54m)**

With front facing aspect, radiator.



### **BEDROOM 3** 8' 3" x 7' 0" (2.52m x 2.14m)

With front facing aspect and radiator.



**OUTSIDE** The property stands back from the road behind an open expanse of front garden. Vehicular access provides off-street parking and this leads to an integrated single garage.



Immediately to the rear of the property is an attractive patio with steps leading to a further elevated expanse of patio.

### **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 (TBC).

### **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**

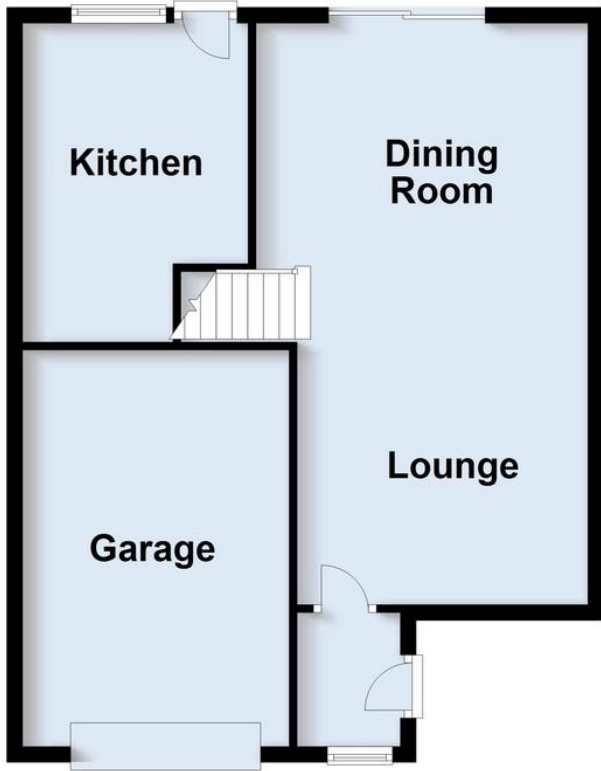
\*by any local agent offering the same level of service.

### **VIEWING**

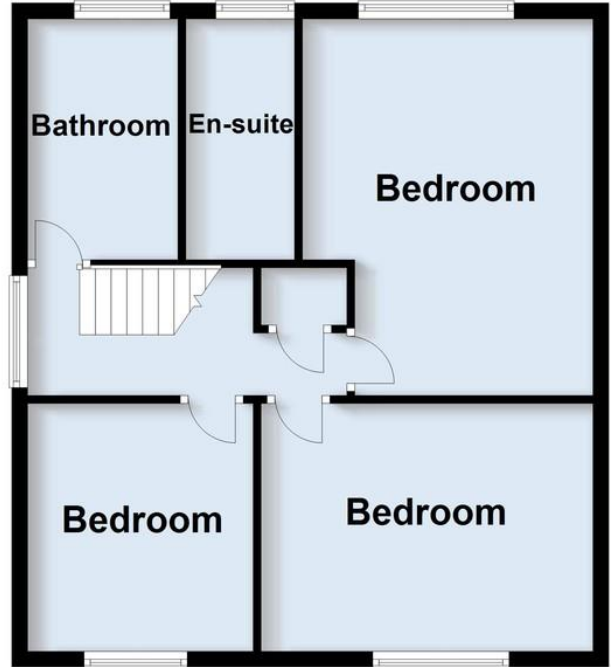
Strictly by appointment (01377) 253456

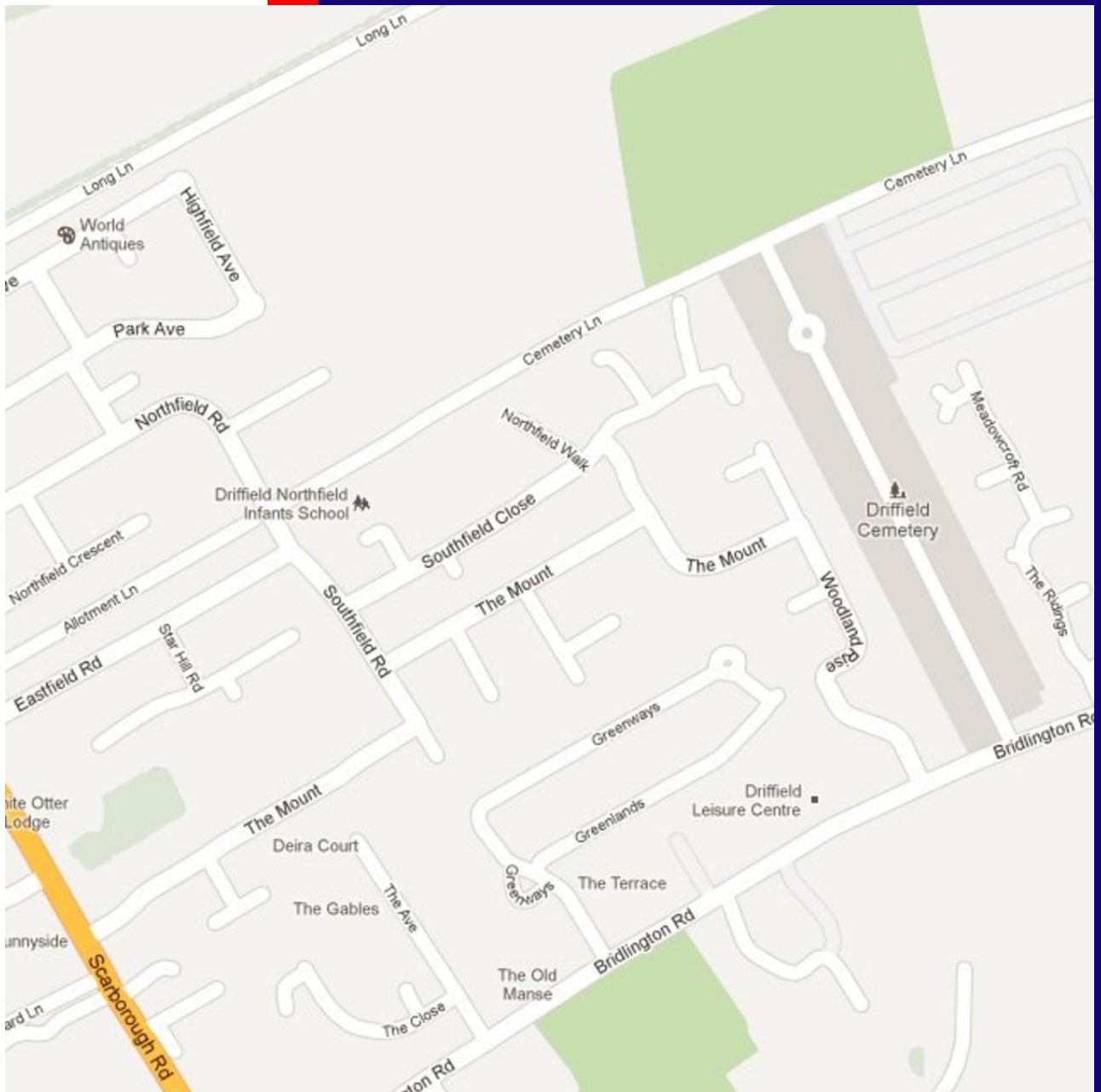
Regulated by RICS

## Ground Floor



## First Floor







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

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



[www.ullyotts.co.uk](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)