



**Ulllyotts**  
Chartered Surveyors

**22 Southwood Park  
Driffield  
YO25 9HJ**

Family orientated home  
Four Bedrooms  
Lounge with dining area

Master bedroom with en-suite  
Three further bedrooms  
**NO ONWARD CHAIN**

**Asking Price Of:  
£280,000**



01377 253456

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# 22 Southwood Park

Driffield

YO25 9HJ



Located on the outskirts of Driffield within a popular residential development, this is a super detached home ideal for families looking for four bedroom accommodation of good proportion. The layout includes front facing lounge with separate dining area, breakfast style kitchen with utility, cloakroom/WC and master bedroom with en-suite plus three further bedrooms.

There is also a house bathroom and integrated single garage. To the rear is an enclosed expanse of garden and the property benefits from gas fired central heating as well as uPVC double glazing throughout and an integrated audio system.

## DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, M&Co, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

## ACCOMMODATION

### ENTRANCE HALL

With straight flight staircase leading off to the first floor having an understairs storage cupboard beneath.

Radiator.



### LOUNGE

15' 10" x 10' 2" (4.83m x 3.12m)

Front facing window. With feature marble style fireplace and hearth housing an electric fire.

Radiator.



Square archway leading into:

### **DINING ROOM**

10' 2" x 9' 1" (3.10m x 2.77m)

With patio doors opening out onto a flagged patio.  
Radiator.



### **UTILITY AREA**

8' 5" x 4' 1" (2.59m x 1.27m)

Plumbing for automatic washing machine and three  
quarter height larder cupboard.



### **KITCHEN**

16' 9" x 9' 1" (5.11m x 2.79m)

One and a half bowl single drainer stainless steel  
sink with double, corner and three single base units.  
Four single wall mounted cupboards.

Integrated double electric oven with four ring gas  
hob and extractor hood. Integrated fridge.

Radiator.



Archway to:

### **LANDING**

With built-in airing cupboard and access to loft.

### **BEDROOM 1 (FRONT)**

15' 7" x 10' 3" (4.75m x 3.12m)

With built-in wardrobes. Radiator.



Door leading into:

### **EN-SUITE SHOWER ROOM**

With white suite comprising glazed and tiled shower  
cubicle with plumbed-in shower, pedestal wash  
hand basin and low-level WC. Wall tiling to half  
height. Shaver point. Ladder style towel radiator.

### **BEDROOM 2 (REAR)**

12' 11" x 8' 8" (3.94m x 2.64m)

Radiator.



### **BEDROOM 3 (FRONT)**

10' 3" x 10' 2" (3.12m x 3.1m)

Radiator.

### **BEDROOM 4 (REAR)**

10' 0" x 10' 2" (3.05m x 3.1m)

Radiator.

### **BATHROOM**

With white suite comprising panelled bath with mixer taps and shower head, pedestal wash hand basin and low-level WC. Shower screen and fully tiled over shower area. Half tiled elsewhere. Ladder style towel radiator.



### **OUTSIDE**

The property stands back from the road behind a shallow front forecourt, part of which provides a block paved hard standing area and leads to an integrated single garage. To the rear of the property is an enclosed expanse of garden.

**FLOOR AREA** From the Energy Performance Certificate the floor area for the property is stipulated as 112 square metres.

**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 will be 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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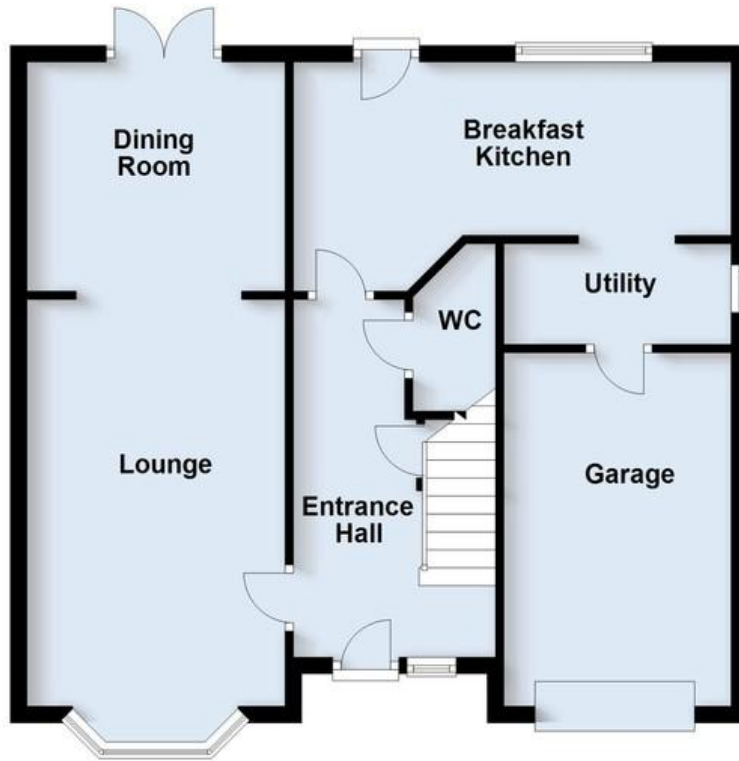
### **VIEWING**

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

## Approximately 112 sq m

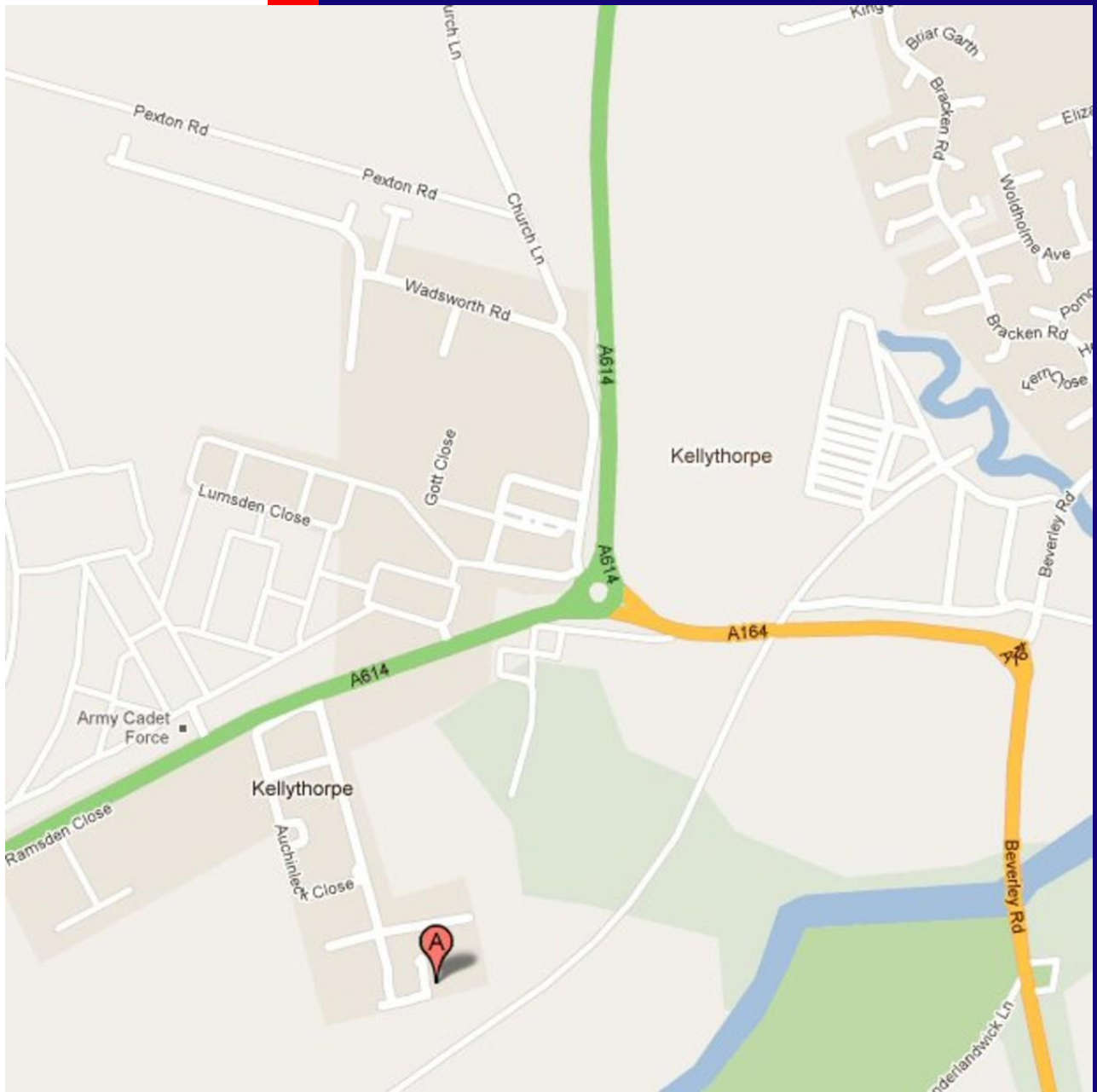
( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor







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

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



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