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Chartered Surveyors

**36 Southwood Park**  
Driffield  
YO25 9HJ

Modern detached house  
Popular residential development  
Three spacious bedrooms

Rear facing lounge  
Fitted kitchen  
Excellent overall condition

**Asking Price Of:**  
**£230,000**



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# 36 Southwood Park

Driffield

YO25 9HJ



Forming part of this popular modern residential development on the outskirts of Driffield, this is a super detached house with integrated single garage ideal for a variety of buyers. The accommodation includes three bedrooms, all of which are of good proportion plus spacious en-suite and house bathroom.

The ground floor offers a rear facing lounge with views onto the garden and modern fitted kitchen with a range of appliances.

## 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 personal door leading into the garage. Staircase leading off. Radiator.



### CLOAKROOM/WC

With a modern suite and featuring a low level WC and bracket wash basin.

### LOUNGE

19' 1" x 10' 3" (5.82m x 3.13m)

A most attractive rear facing room with double doors out onto the garden. Useful built-in storage cupboard. Coved ceiling. Radiator.



### KITCHEN

10' 6" x 6' 6" (3.21m x 2.0m)

Extensively fitted with a range of modern kitchen units including base and wall mounted cupboards finished with Shaker style doors and co-ordinating worktops.

Appliances include stainless steel oven and hob with extractor over, integrated dishwasher plus stainless steel sink with base cupboard beneath. Plumbing for automatic washing machine.



**FIRST FLOOR**

**LANDING**



**BEDROOM 1**

14' 0" x 10' 2" (4.29m x 3.12m)

With front facing window. Radiator.



**EN-SUITE** A spacious en-suite featuring Quadrant style shower enclosure plus low level WC and pedestal wash hand basin.



**BEDROOM 2** 13' 11" x 10' 4" (4.25m x 3.16m)

A rear facing room. Radiator.



**BEDROOM 3** 10' 7" x 8' 5" (3.25m x 2.58m)

Rear facing room. Radiator.





## BATHROOM

Suite comprising panelled bath, low level WC and wash hand basin. Plumbed-in heated towel rail.



## OUTSIDE

The property stands back from the road behind a shallow front forecourt. There is a drive which provides off-street parking and leads to a single integrated garage. To the rear of the property is an enclosed area of garden which is predominantly laid to lawn, all enclosed by a timber fence.



## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (TBC) 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 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 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.

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## VIEWING

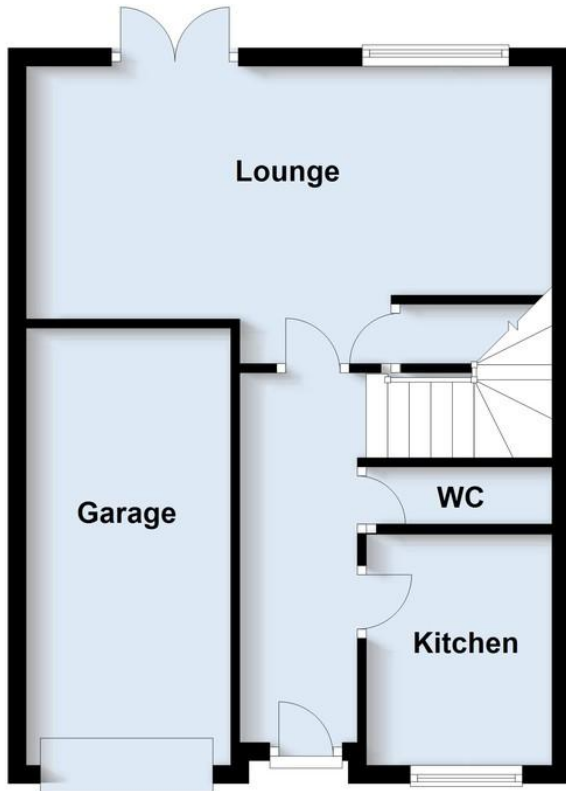
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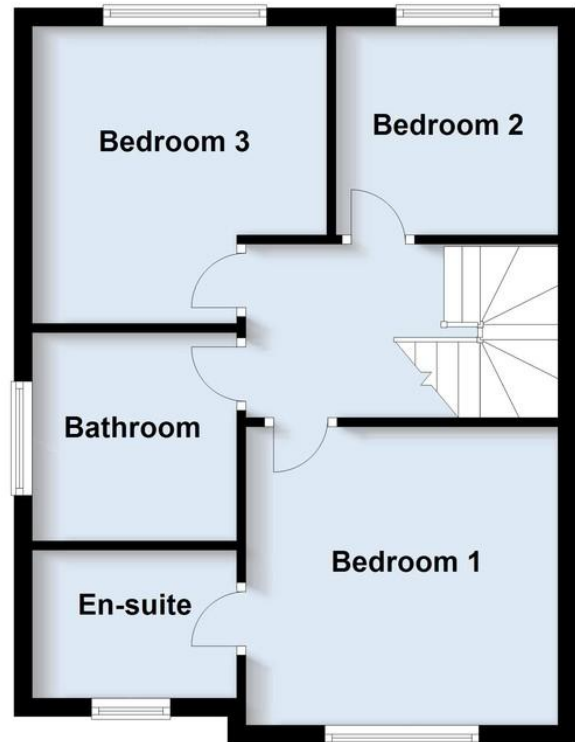
## Approximately

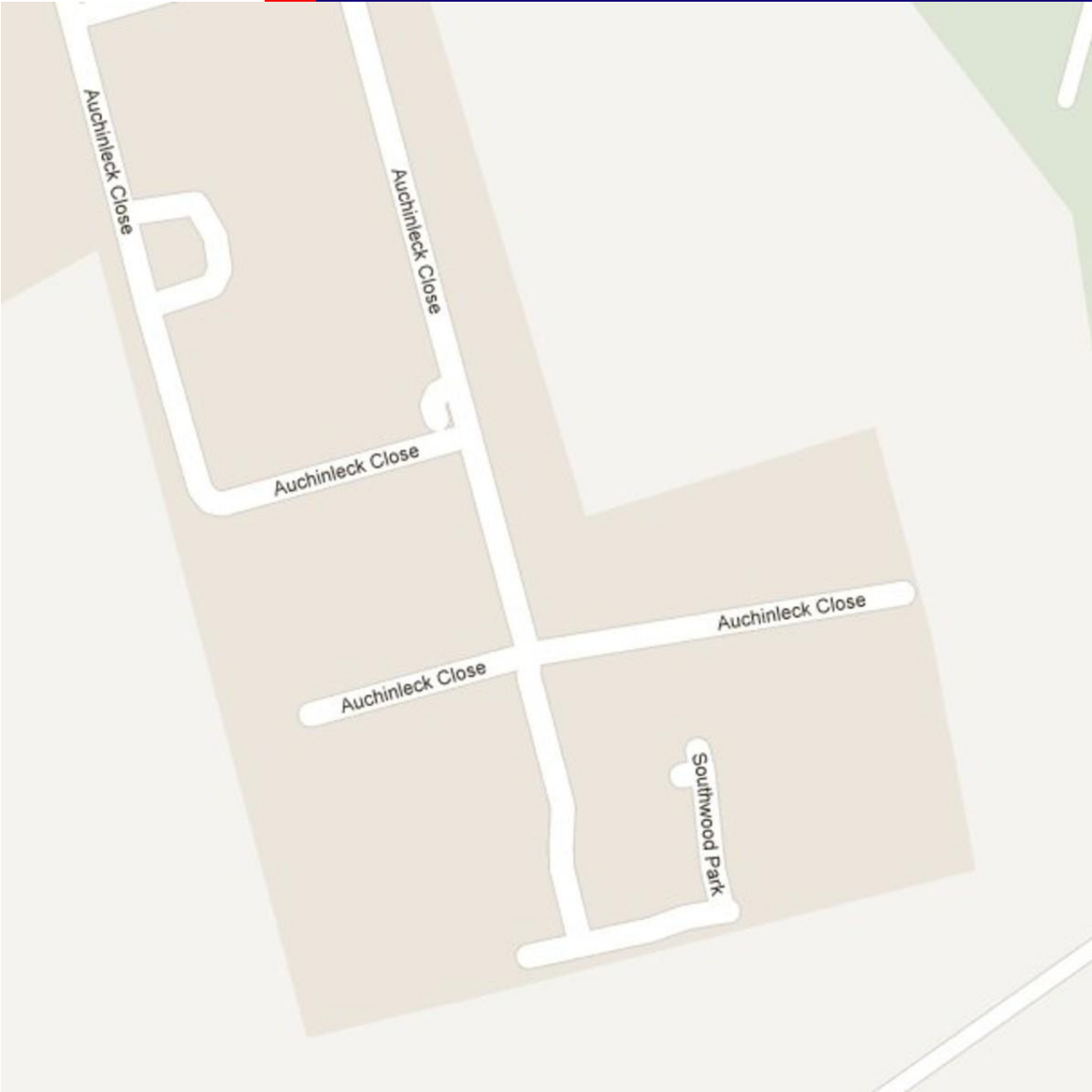
( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor







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

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