



2 Northfield Close, Drifffield, YO25  
5YB

ASKING PRICE OF

**£275,000**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



3



2



2



Garage



Gas Central Heating

## 2 Northfield Close, Drifffield, YO25 5YB

This smart looking 3-bed detached house has been expertly extended to the rear which greatly opens up the accommodation to include a stylish open plan living room and kitchen which also incorporates an eating area. This is in addition to the original lounge. In addition, a very useful ground floor shower room/WC has been added. The property stands on a exceptional corner plot within delightful enclosed gardens featuring a covered bar area plus summerhouse and attached single garage.

A truly high calibre home, and perhaps ONE OF THE BEST properties of its type currently available. This is certainly one not to be missed!

Drifffield 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 staircase leading off. Built in storage cupboard. Radiator.

### LOUNGE

14' 7" x 12' 4" (4.45m x 3.78m)

A beautifully appointed front facing room with feature fireplace housing a gas fire, coved ceiling, radiator and built-in understairs storage cupboard. Further access into:

### KITCHEN

15' 10" x 8' 8" (4.84m x 2.66m)

Extensively fitted with a modern range of kitchen units featuring base and wall mounted cupboards in a contemporary sleek finish with coordinating worktops over. Integrated electric oven, dishwasher, fridge freezer, hob with extractor over and attractive Island with inset sink. Opening into:

### DAY ROOM

15' 8" x 9' 0" (4.78m x 2.75m)

A stunning room featuring bi-folding doors across the rear elevation leading out onto the garden. Ceramic tiled floor, side windows, radiator and inset ceiling lighting.

### SIDE LOBBY

Giving personal door access into the garage and access into the garden. Door to:

### SHOWER ROOM

A superb contemporary suite featuring low-level WC, vanity wash basin with contemporary splashback, low level shower tray with walk in shower, side glass screen and mixer shower. Electric backed mirror.

### FIRST FLOOR

### LANDING

### BEDROOM 1

12' 0" x 9' 4" (3.68m x 2.86m)

A superb master bedroom with rear facing window and radiator.

### BEDROOM. 2

11' 6" x 8' 8" (3.51m x 2.66m)

A front facing guest bed room with radiator.





### BEDROOM 3

8' 8" x 8' 9" (2.66m x 2.67m)

A front facing third bedroom which currently doubles as an office, radiator.

### BATHROOM

With suite comprising panelled bath having a shower attachment over with glass screen. Vanity wash basin and low level WC with contemporary tiled walls and chrome heated towel radiator.

### OUTSIDE

The property stands on a good sized corner plot with generous off-street parking to the front which is attractively block paved. This also leads to a single integrated garage.

Being a corner plot, the garden extends to the side and then to the rear.

The rear garden comprises lawn, attractive patio area and planted beds.

There is a covered bar area and also summer house with a further expanse of patio leading to the side of the property providing useful storage.

### 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.

### SERVICES

All mains services are available at the property.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### ENERGY PERFORMANCE CERTIFICATE

Once available, 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.

### 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

### 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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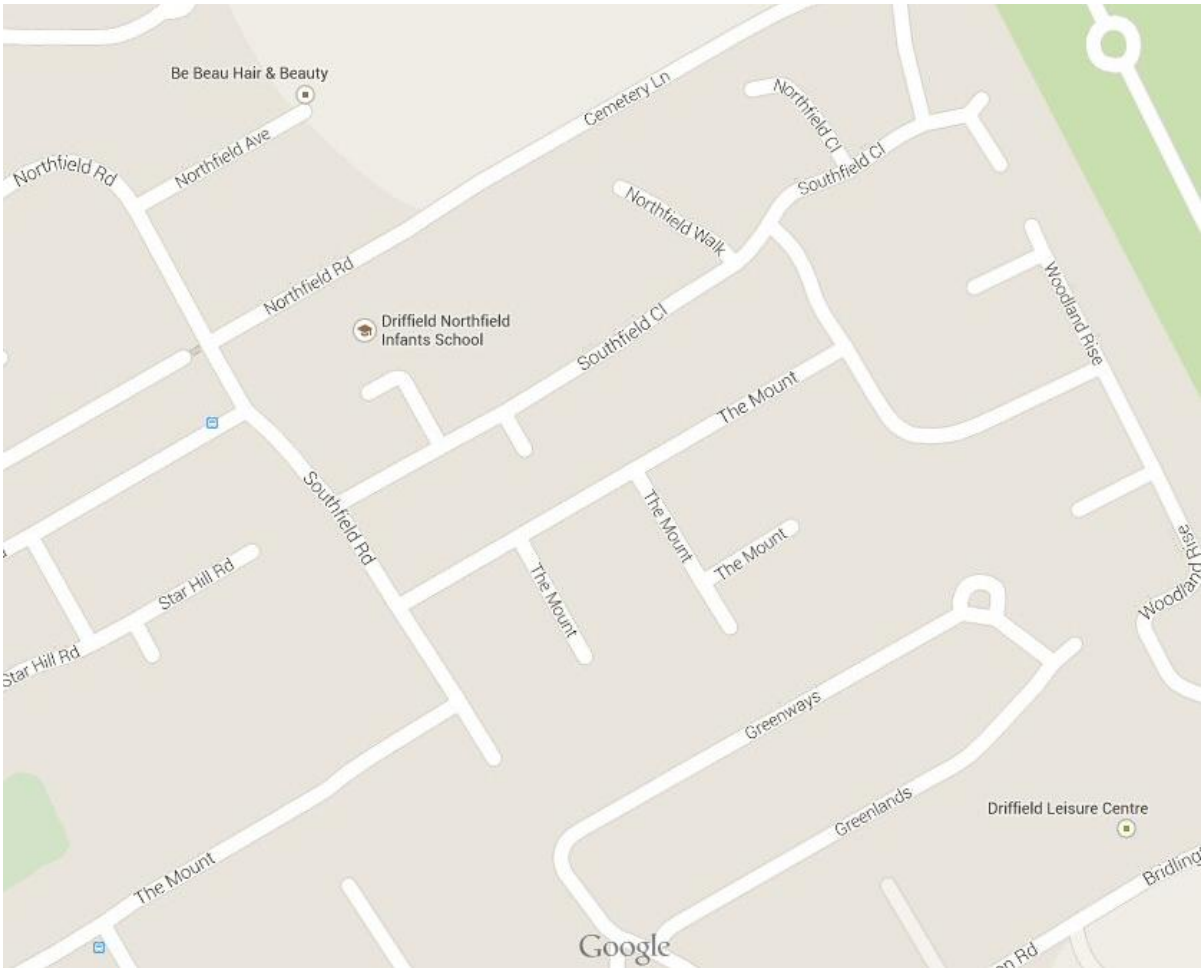
### VIEWING

Strictly by appointment (01377) 253456

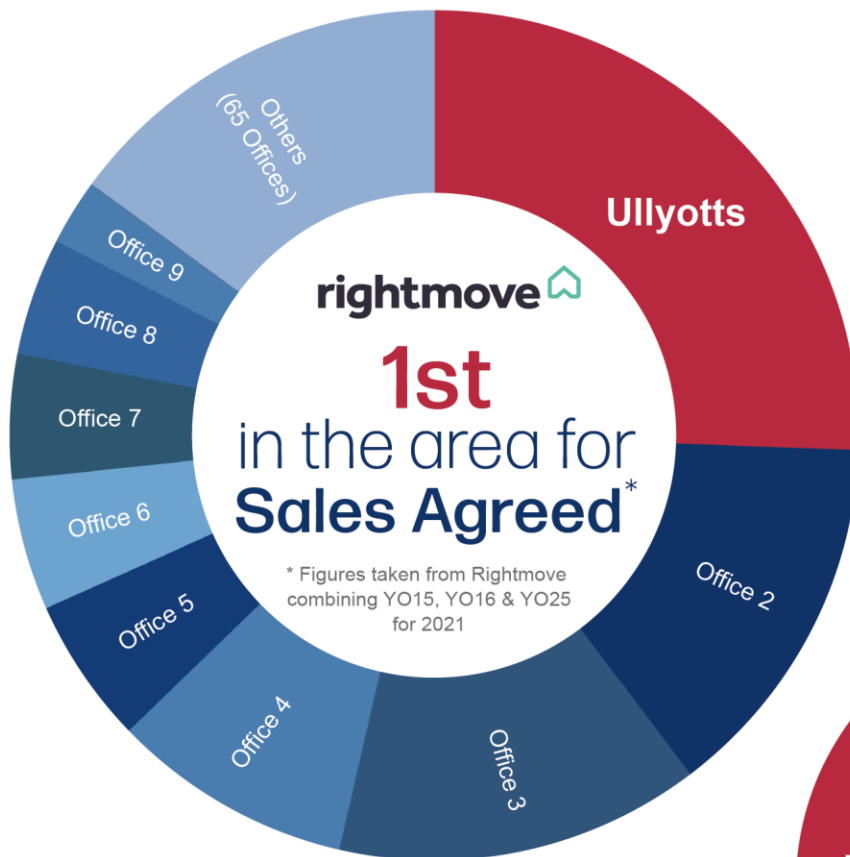
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories), is 92 sq m



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## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



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

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

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