



26 Berriman Drive
Drifffield, YO25 5DX

ASKING PRICE OF

£305,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Dayroom/Kitchen

 4
  1
  2
  Off Road Parking
  Gas Central Heating

26 Berriman Drive, Driffield, YO25 5DX

Forming part of a new development which is proving to be rather popular! Conveniently situated for access onto Bridlington Road, this smartly presented property includes four bedrooms as well as contemporary rear facing Day Room and Kitchen.

The remaining accommodation includes an attractive front facing lounge, superb master bedroom, well fitted with a range of wardrobes along one wall and delightful contemporary en-suite. There are three further bedrooms and house bathroom, which is again finished with a contemporary suite and attractive accessories. There is off-street parking to the front along with an integrated garage and enclosed garden to the rear.

DIRECTIONS

From Driffield Market Place head east along Exchange Street and through onto New Road. At the traffic lights go straight ahead onto Bridlington Road and past the fire station, leisure centre and Driffield School. Upon reaching the second roundabout turn left onto Berriman Drive.

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, 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.



Entrance



Downstairs WC



Lounge



Dayroom

Accommodation

ENTRANCE HALL

With staircase leading off having a spindled balustrade. Radiator.

CLOAKROOM/WC

With contemporary suite comprising encased cistern WC plus bracket wash basin. Radiator.

LOUNGE

15' 8" x 10' 2" (4.8m x 3.12m)

With front facing window and feature fire surround housing an electric fire. Radiator.

OPEN PLAN DAYROOM/KITCHEN

26' 2" x 10' 4" (7.98m x 3.15m)

With feature wood grain effect flooring and French doors leading out onto the rear garden. Ample space for a sofa and table with the kitchen area being well fitted with a wealth of modern kitchen units finished with grey slab style doors with a chrome handle.

Integrated electric double oven and four ring gas hob with extractor canopy over. Stainless steel splashback and stainless steel one and a half bowl sink with base cupboard beneath.

Integrated fridge and freezer and recessed ceiling lighting.

FIRST FLOOR

LANDING

BEDROOM 1

15' 8" x 10' 2" (4.80m x 3.12m)

Front facing window being fitted along one wall with a range of wardrobes. Radiator.

EN-SUITE

With double sized shower enclosure and contemporary tiling and being plumbed with a mixer shower. Encased cistern WC and half pedestal wash basin. Radiator.



Kitchen



Landing



Bedroom

BEDROOM 2

13' 5" x 8' 5" (4.09m x 2.59m)

With built-in storage cupboard and front facing window. Radiator.

BEDROOM 3

10' 4" x 10' 0" (3.15m x 3.05m)

With rear facing window. Radiator.

BEDROOM 4

9' 3" x 6' 9" (2.84m x 2.08m)

With rear facing window. Radiator.

HOUSE BATHROOM

Very contemporary and featuring a white panelled bath with plumbed in mixer shower over. Side glass screen. Encased cistern WC and pedestal wash hand basin. Contemporary tiling.

OUTSIDE

The property is set back from the road behind its own front forecourt which is part-lawned and part-block paved which provides vehicle parking for two vehicles.



En-Suite

This leads to a single integrated garage. To the rear of the property is an enclosed area of fenced garden which is predominantly laid to lawn with side borders. Immediately to the rear of the property is a paved patio.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 113 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.



Bedroom



Bedroom



Bedroom



Bathroom

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. 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.



Garden

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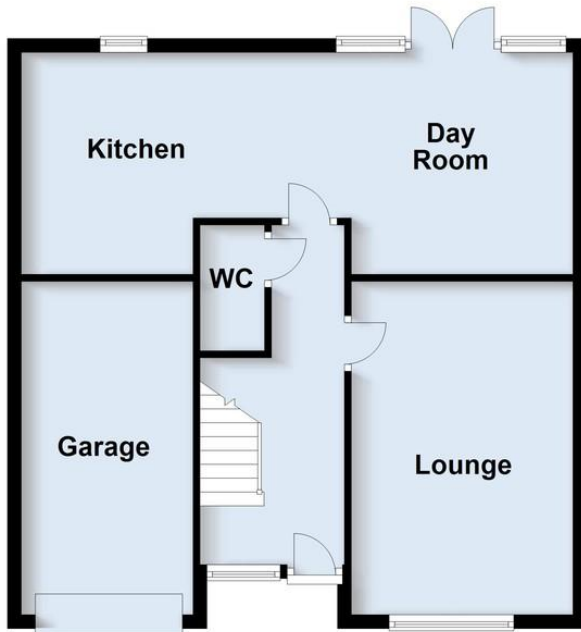
VIEWING

Strictly by appointment with Ulllyotts.

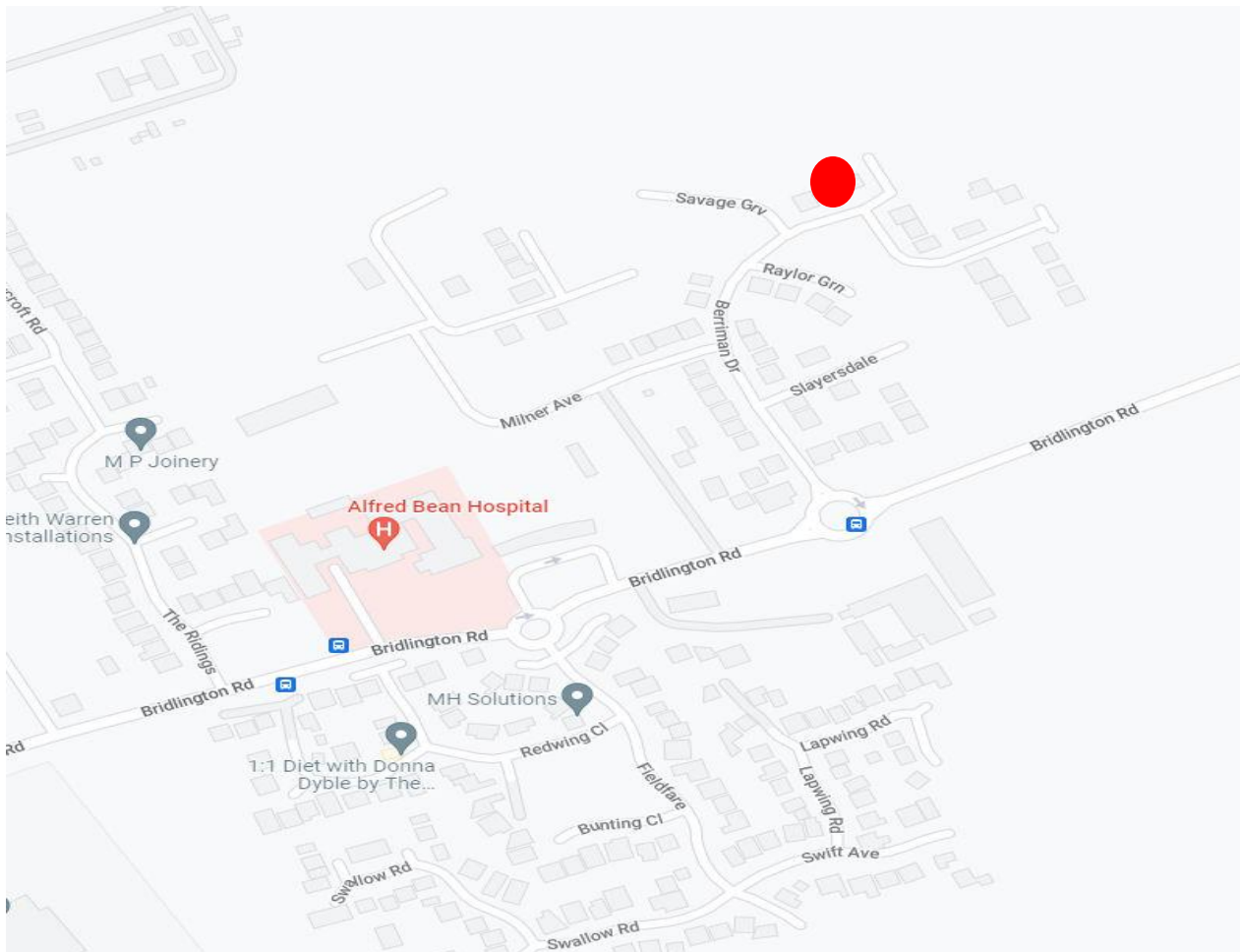
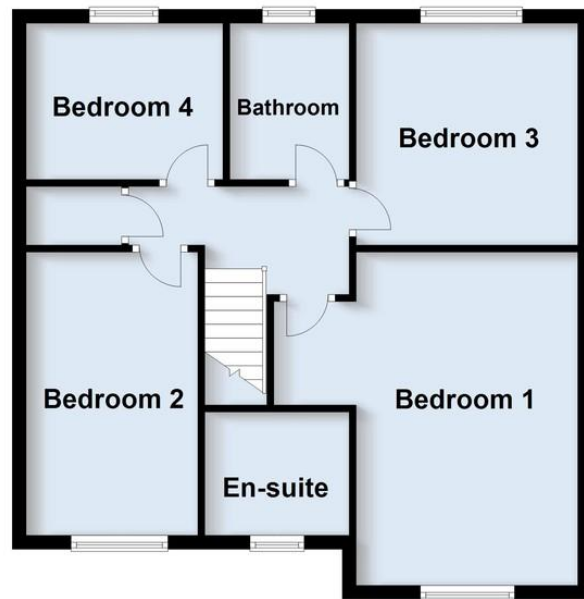
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 113 sq m

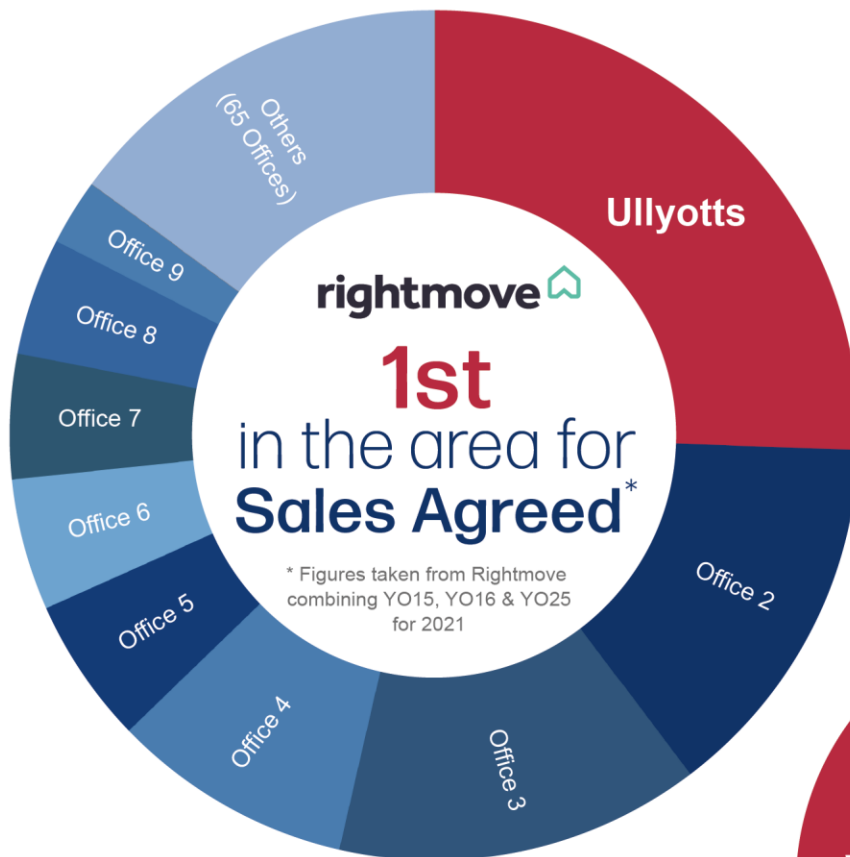
Ground Floor



First Floor



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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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