



4 Southwood Park
Driffield, YO25 9HJ

ASKING PRICE OF

£235,000 – NO ONWARD CHAIN

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Playroom



4 Southwood Park, Driffield, YO25 9HJ

Forming part of a popular residential area on the outskirts of Driffield, this is a very attractively presented detached house which has been thoughtfully customised to create an additional reception room.

The garage conversion is currently used as a dedicated playroom and, as such, the property could well suit the growing family but could equally be utilised for a variety of uses including for those who work from home, or alternatively a dedicated dining room. The three bedrooms on the first floor are all of a good proportion and there is also a well fitted bathroom. The loft is fully boarded (including storage shelving in the eaves).

To the rear of the property is an enclosed expanse of garden enclosed by a timber fence.

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, c ricket, 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.



Lounge



Lounge



Kitchen



Utility Room

Accommodation

FRONT ENTRANCE

Into:

HALL

With radiator.

LOUNGE

13' 10" x 13' 5" (4.24m x 4.10m)

With front facing bay window and built-in under stairs storage cupboard. Ceiling coving. Radiator.

BREAKFAST KITCHEN

12' 10" x 11' 8" (3.93m x 3.57m)

Extensively fitted along two walls with a range of kitchen units comprising base cupboards with drawers over and worktops along with wall cupboards to match. Inset one and a half bowl stainless steel sink with base cupboard beneath. Integrated electric oven and four ring gas hob with extractor fan over. Space and plumbing for a dishwasher, recessed ceiling lighting and coved ceiling.

UTILITY ROOM

7' 1" x 5' 2" (2.18m x 1.58m)

With built-in worktop, provision and plumbing for automatic washing machine and provision for a dryer. Wall mounted cupboards. Radiator.

CLOAKS/WC

With low level WC and pedestal wash hand basin. Radiator.

PLAYROOM

15' 5" x 8' 6" (4.72m x 2.60m)

With rear facing door leading out into the garden. Recessed ceiling spotlights. Radiator.

FIRST FLOOR

LANDING

With built-in storage cupboard.



Playroom



Bedroom



Bedroom



En-suite

BEDROOM 1

14' 2" x 13' 10" (4.32m x 4.24m)

With front facing window. Radiator.

EN-SUITE

With corner shower enclosure, low level WC and pedestal wash hand basin. Heated towel rail. Half-tiled walls with full tiling to the shower.

BEDROOM 2

9' 9" x 9' 1" (2.98m x 2.77m)

Rear facing window. Radiator.

BEDROOM 3

9' 1" x 7' 0" (2.77m x 2.14m)

Rear facing window. Radiator.

BATHROOM

With suite comprising panelled jacuzzi bath, pedestal wash basin and low level WC. Heated towel radiator.

OUTSIDE

The property stands back from the road behind an expanse of front forecourt which is gravelled and provides off-street parking, in addition to the block paved drive.

To the rear of the property is an enclosed area of garden which comprises lawn, paved patio and gravelled area enclosed by a timber fence.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 85 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.



Bedroom



Bedroom



Bathroom



Outside

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is 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.

WHAT'S YOURS WORTH?

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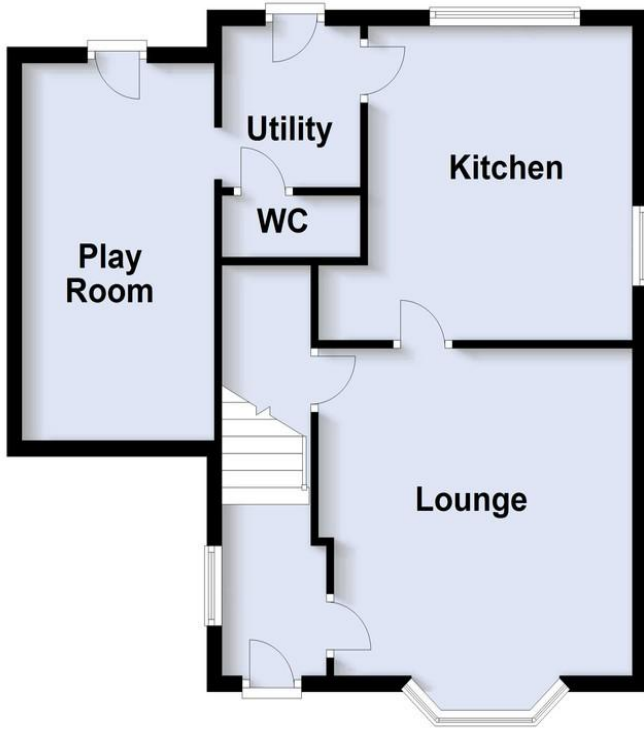
VIEWING

Strictly by appointment with Ulllyotts.

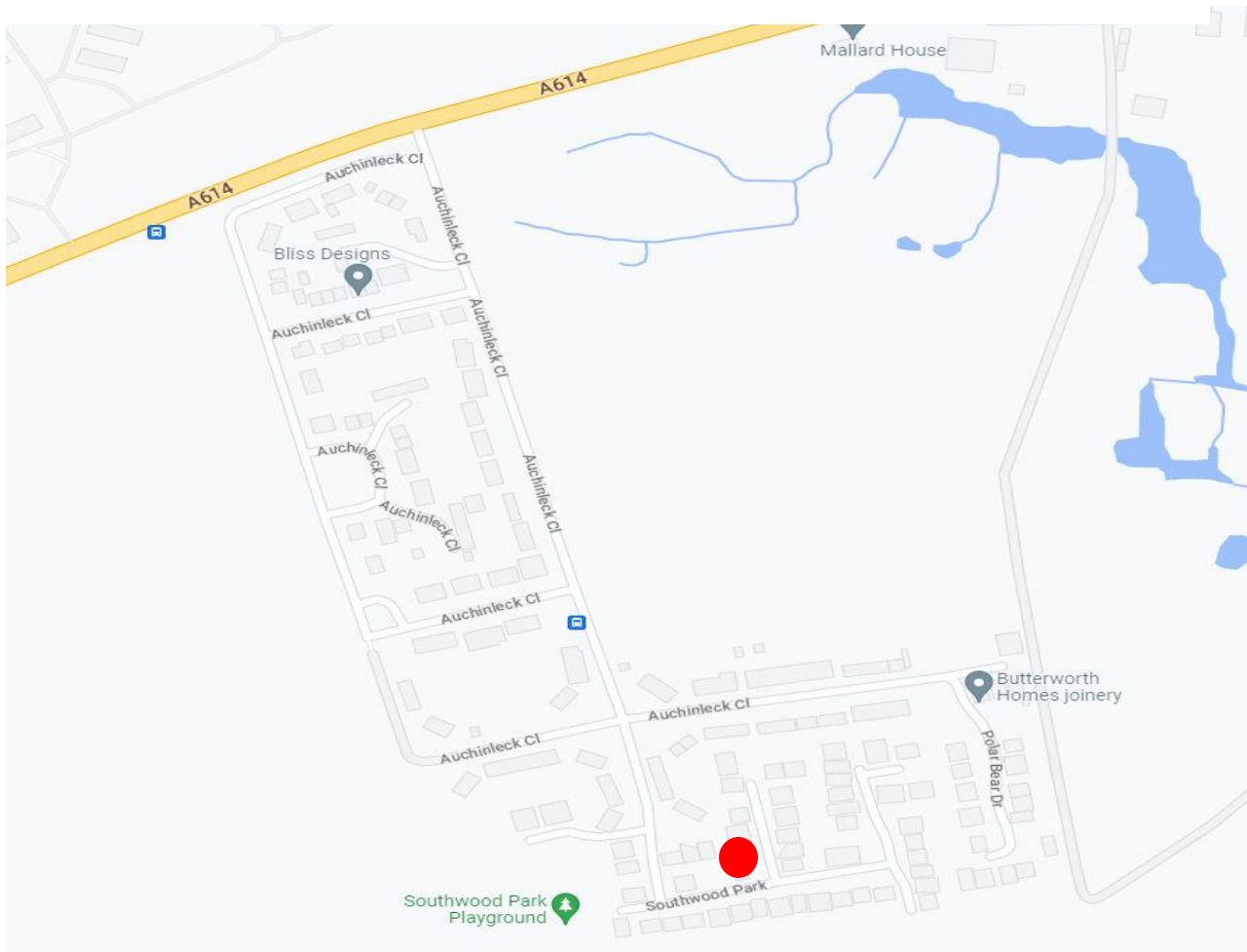
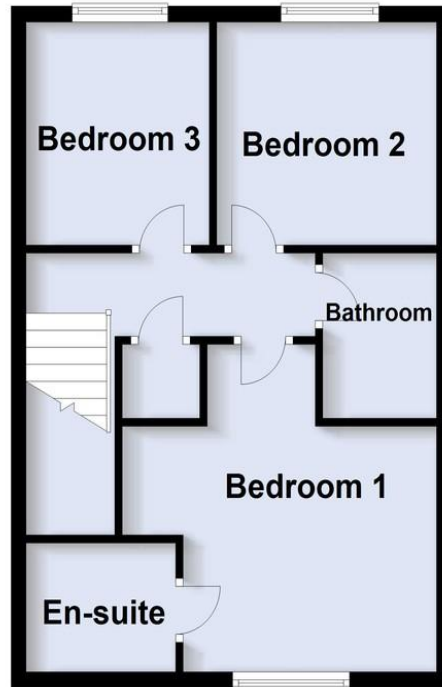
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 85 sq m

Ground Floor



First Floor



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