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Chartered Surveyors

Enfield House
1 Angus Drive
Drifffield, YO25 5BQ

4 Bedrooms

Master Bedroom with en-suite

3 Reception Rooms

Conservatory

Double Garage

Off-street parking

Asking Price Of:
£279,950



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PROPERTY PROFESSIONALS SINCE 1891

Enfield House

1 Angus Drive

Driffield, YO25 5BQ



This four bedroom detached house with a double garage is situated within an extremely popular area of Driffield. Standing proud on a generous plot within a quiet area, this property boasts a fine blend of high quality fixtures and fittings along with large room sizes throughout.

Internally the property briefly comprises: Entrance Hall, WC, Kitchen, Utility, Study, Dining Room, Lounge and Conservatory to the ground floor. The first floor offers Master Bedroom with en-suite, second and third double bedrooms and a fourth bedroom and family bathroom.

Externally there is an immaculate front garden with drive which provides ample off-street parking. Well presented rear garden.

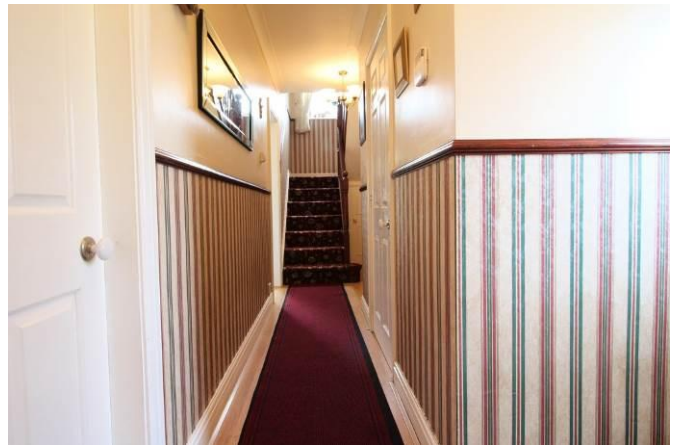
DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

ENTRANCE HALL

With double glazed external door to the side. Under stairs storage cupboard. Radiator. Laminate flooring.



WC

With low flush WC, vanity style wash hand basin with storage under, heated towel rail. Part-tiled walls and laminate flooring.

STUDY

8' 1" x 6' 11" (2.46m x 2.11m)

Window to side. Radiator. Coving to ceiling. Built-in study area plus storage cupboard.



KITCHEN

11' 3" x 10' 5" (3.45m x 3.18m)

A good quality fitted kitchen with a range of wall and base units, work surfaces over, one and a half bowl sink, tiled splash backs, four ring gas hob with extractor over, single electric oven, integral dishwasher, built-in fridge, breakfast bar. Radiator. Laminate flooring and double glazed window to side. Coving to ceiling.



UTILITY ROOM

8' 9" x 7' 4" (2.67m x 2.24m)

A useful utility room with wall and base units, work surfaces, sink with tiled splash backs, plumbing for automatic washing machine and space for a dryer. Built-in storage cupboard, mains gas boiler, radiator and double glazed window and external door to side elevation.



DINING ROOM 10' 9" x 10' 5" (3.28m x 3.20m)

Good sized dining room with double glazed patio doors to rear which overlook the garden. Radiator. Coving to ceiling.



LOUNGE 18' 8" x 11' 3" (5.69m x 3.45m)

A good sized lounge with double glazed window to front and double glazed French doors through to conservatory. Two radiators. Gas fire with wood surround. Coving to ceiling. 2 wall lights.



CONSERVATORY 12' 0" x 10' 0" (3.68m x 3.07m)

A lovely room offering views over the garden. Double glazed construction with French doors to side elevation. Double glazed windows to rear and side. TV point. Tiled flooring and two radiators.



FIRST FLOOR

LANDING

A spacious landing with double glazed window to rear elevation, radiator and loft access. Coving to ceiling. Window off the staircase.



BEDROOM 1

12' 9" x 11' 4" (3.9m x 3.46m)

Built-in wardrobes with hanging space and shelving with overhead storage. Double radiator. Coving to ceiling. Double glazed window to side.



EN-SUITE

6' 10" x 4' 04" (2.08m x 1.32m)

A fully tiled en-suite with large corner shower and mains shower over, vanity style wash basin with storage under, incorporated WC.

Heated towel rail and double glazed window to front elevation. Tiled flooring.



BEDROOM 2

10' 04" x 11' 03" (3.15m x 3.43m)

A second double bedroom with double glazed window to rear.

Coving to ceiling.



BEDROOM 3

10' 06" x 10' 05" (3.2m x 3.18m)

A third double bedroom with fitted wardrobes and overhead storage. Double glazed window to rear elevation. Radiator and coving to ceiling.



BEDROOM 4

11' 04" [max]" x 7' 11" (3.45m x 2.41m)

A fourth bedroom with double glazed window to front elevation. Radiator. Coving to ceiling.



BATHROOM

10' 05" x 7' 09" (3.18m x 2.36m)

Fully tiled bathroom with "P" shaped Jacuzzi bath with shower over, vanity style wash basin with storage under. Heated towel rail and radiator. Double glazed window to side.



DOUBLE GARAGE

The property boasts a double garage with two up and over garage doors. Power and light connected.

OUTSIDE

The property sits on a super plot.

The front garden is low maintenance but immaculate with driveway providing ample off-street parking.

The rear garden is partly laid to lawn with large patio area, pergola, decorative borders and mature shrubbery.

CENTRAL HEATING

The property benefits from a 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.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band E.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

SERVICES

All mains services connected.

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.

Floor plans are for illustrative purposes only.

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VIEWING

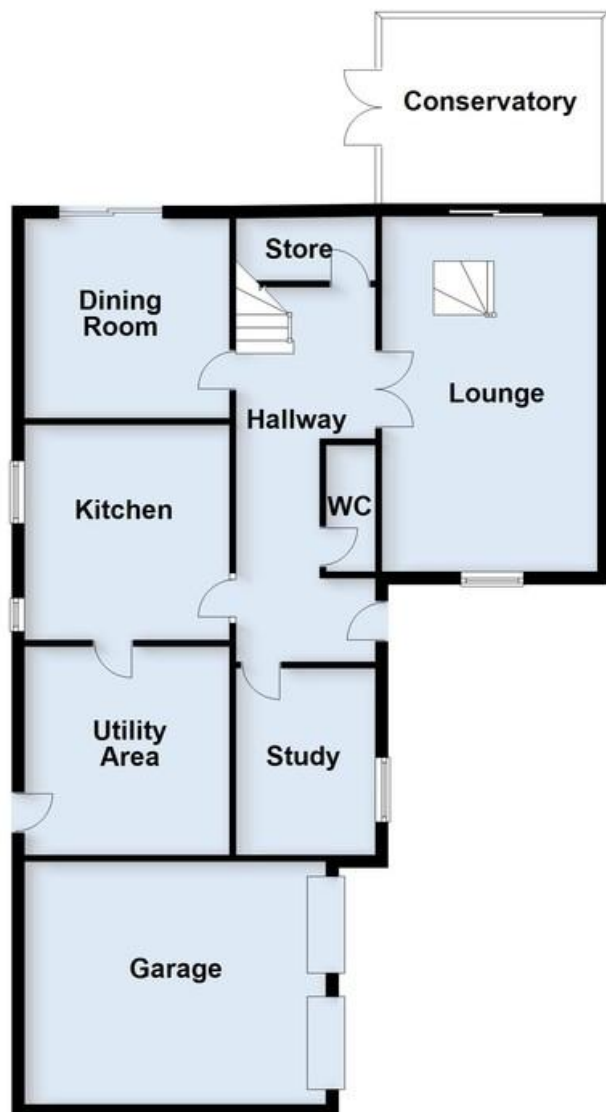
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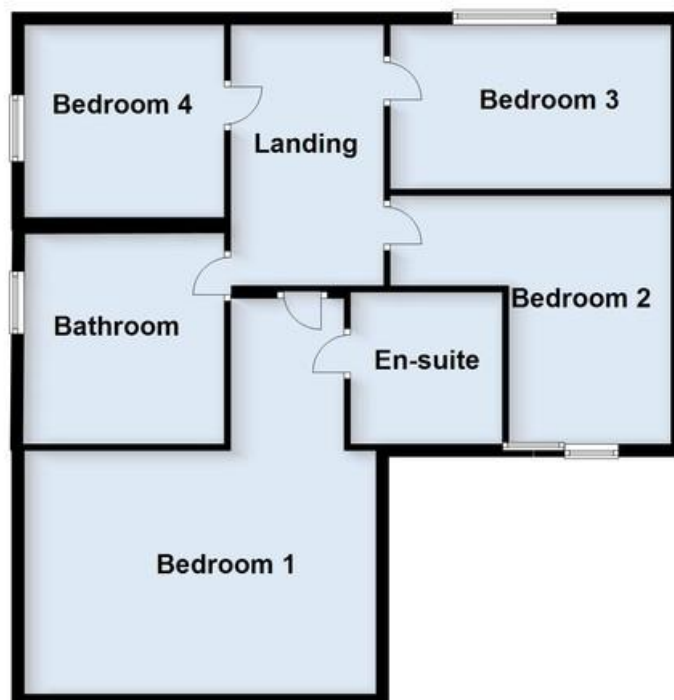


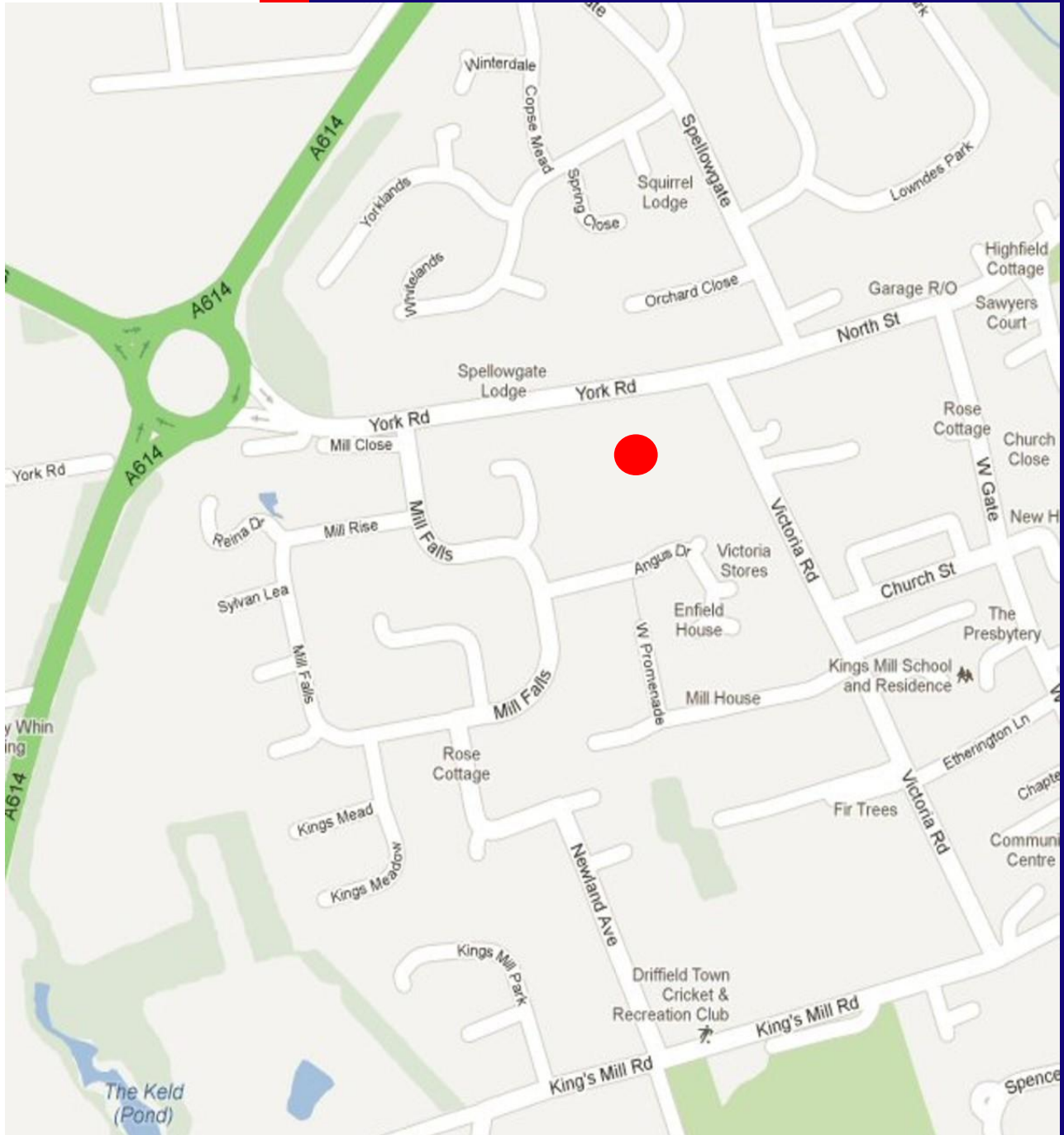


Ground Floor



First Floor





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Chartered Surveyors

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