



Ulllyotts
Chartered Surveyors

4 Londesborough Court
Little Driffield
YO25 5XH

Tranquil setting
Views over village mere
Secluded gardens

Exclusive cul-de-sac
4 Bedrooms
Beautifully presented throughout!

Asking Price Of:
£265,000



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

4 Londesborough Court

Little Driffield

YO25 5XH



This is much more than the usual modern detached house on a village development, the location is absolutely fabulous having most attractive views from the rear across the village mere, whilst to the front is an additional secluded garden with summerhouse.

The location is outstanding being tucked away off York Road at the head of this exclusive cul-de-sac of only 5 dwellings. The property could be of interest to families or just buyers looking for something a little bit different in a setting which is seldom available.

The property provides oil fired central heating accommodation, together with the additional attraction of solar water.

Externally, there is extensive off-street parking together with a single garage and viewing is unlikely to disappoint!

LITTLE DRIFFIELD

A serene and peaceful village since it was bypassed more than 30 years ago. Little Driffield has a pretty green and pond where many people come to feed the ducks.

Huge horse chestnut trees stand stately in front of St Mary's Church which is the burial place of Aldfrith, King of Northumbria who died in 705. Little Driffield was a busy centre for trade in Medieval times.

ACCOMMODATION

ENTRANCE HALL

A particularly spacious entrance with staircase leading off and having an understairs storage cupboard.

Interior doors leading onto the principal rooms. Radiator.



CLOAKROOM/WC

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

BREAKFAST KITCHEN

17' 10" x 12' 4" (5.46m x 3.76m)

A particularly spacious room which is light and airy. The kitchen area being fitted with an extensive range of traditionally styled kitchen units featuring base and wall mounted cupboards along with worktops and integrated appliances comprising four ring electric hob plus extractor hood, and integrated electric oven.

Stainless steel sink with base cupboard beneath. Space and plumbing for free-standing appliances. Radiator.



Providing ample room for a breakfast/dining area.



LOUNGE

18' 11" x 11' 8" (5.79m x 3.58m)

Naturally light and being rear facing having French doors onto the rear garden, which looks onto the Village Mere. 2 radiator. TV point. Fitted laminate flooring and electric fire.



LANDING

A particularly spacious landing with built-in airing cupboard housing hot water cylinder.



MASTER BEDROOM 11' 8" x 11' 1" (3.58m x 3.38m)

Generously proportioned master bedroom with beautiful views across the Village Mere. Radiator. TV point.



EN-SUITE

A modern en-suite with plumbed in electric shower, pedestal wash hand basin and low level WC. Radiator.

BEDROOM 2 10' 5" x 10' 4" (3.18m x 3.15m)

Second double bedroom together with radiator and exposed floor boards.



BEDROOM 3 11' 8" x 8' 2" (3.58m x 2.49m)

Double bedroom with built-in wardrobe. Radiator.



BEDROOM 4 11' 8" x 7' 4" (3.58m x 2.26m)

The final double bedroom with radiator and having attractive views across the Village Mere.



BATHROOM Modern fully fitted suite comprising panelled bath with mains shower over, low level WC and pedestal wash hand basin. Heated towel rail and ceramic tiled flooring.



OUTSIDE Londesborough Court is a small development running off York Road, the subject property being at the head of the cul-de-sac and benefitting from extensive off-street parking to the front of the house and also leading to a single detached garage. The garage offers a front facing up and over door. Electric power and lighting connected.



There are two gardens to the property, one being at the front which is secluded and predominantly laid to lawn, whilst also having a summerhouse.

To the rear of the property again is an enclosed area of predominantly lawned garden within boundary fencing and walls, beyond which is an attractive view across the Village Mere.

CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

SOLAR WATER

The property benefits from a solar hot water system, which part way satisfies the hot water demand of the property at no cost.

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 D.

ENERGY PERFORMANCE CERTIFICATE

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

SERVICES

Mains water, electricity and drainage connected to the property.

NOTES

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.

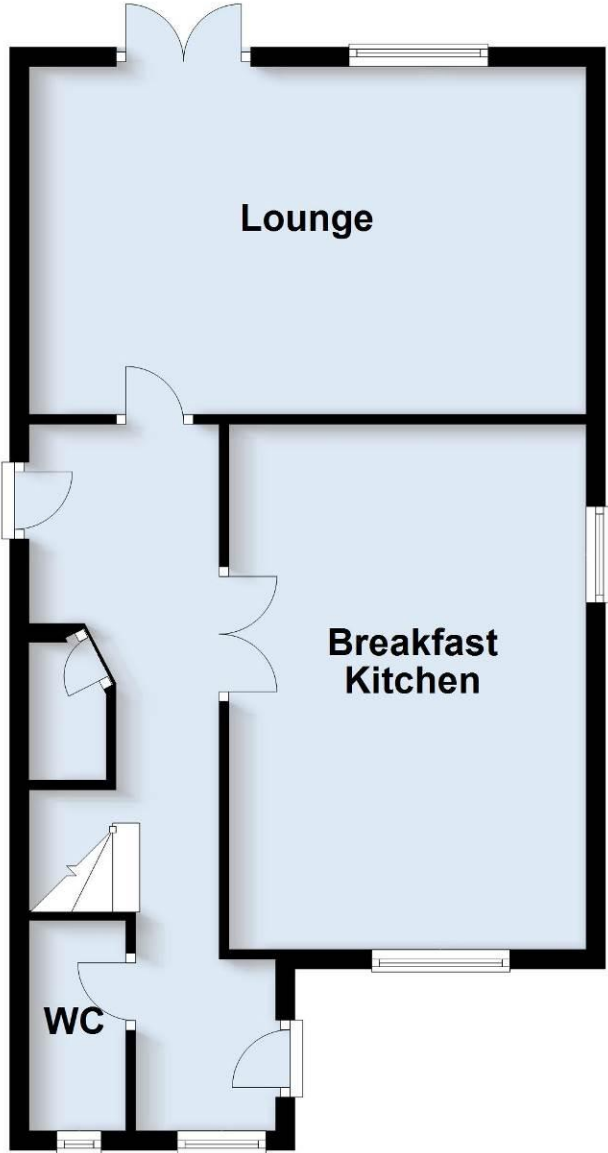
Floor plans are for illustrative purposes only.

VIEWING

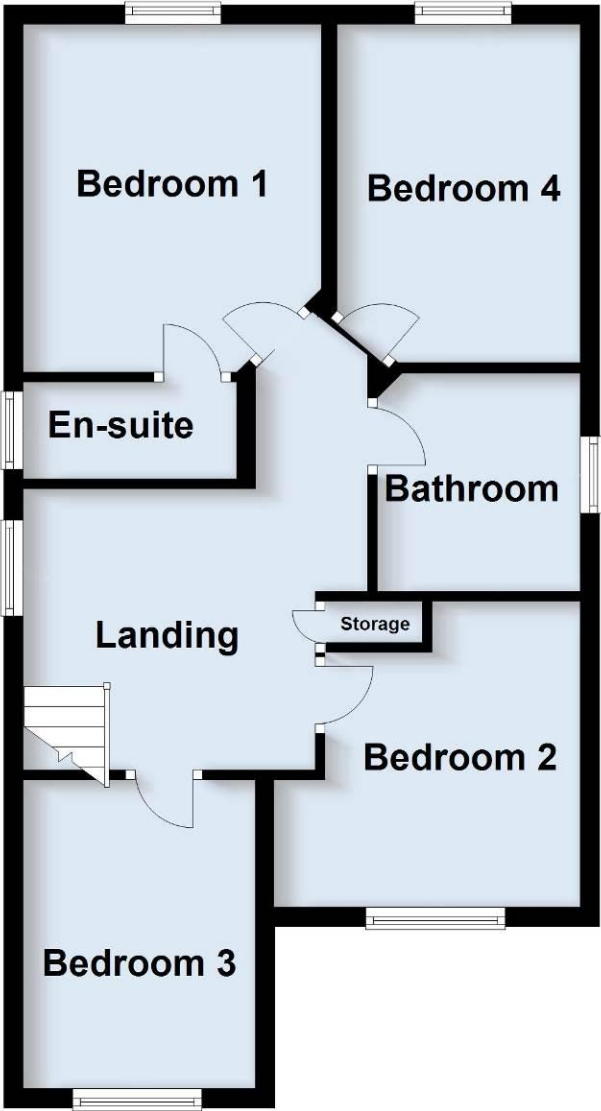
Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

Ground Floor



First Floor





■ **Ulllyotts** ■

Chartered Surveyors

01377 253456



64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com