



10 Darwin Drive
Driffield, YO25 5PF

ASKING PRICE OF

£220,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



3



2



2



Off Road
Parking



Gas Central Heating

10 Darwin Drive, Driffield, YO25 5PF

A property which is undoubtedly far removed from its exterior appearance and a total credit to the vendor. NO CHAIN INVOLVED.

Having been enhanced by the seller to great effect, the property has now been extended to the rear which provides a beautifully open plan living room and dining room/reception area. The living room leads out onto what is an enclosed rear garden and, in addition, there is a beautifully appointed kitchen with side doors leading out onto a secluded additional seating area.

The whole property, including the first floor, exudes a luxury feel which can only be fully appreciated upon an internal inspection. The main entrance to the property features a staircase leading off to the first floor and there is a delightfully presented cloakroom. The master bedroom overlooks the rear garden and has a well-appointed en-suite and there is also a beautifully appointed bathroom plus two further bedrooms.

The outside is enclosed to the rear and this is a totally enclosed garden.

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, Peacocks, 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 Hall



Cloakroom/WC



Kitchen



Dining Area/Reception

Accommodation

ENTRANCE HALL

A welcoming Entrance to the property with luxury vinyl herringbone tiled floor and stairs to the first floor. Telephone point.

CLOAKROOM/WC

With window and contemporary suite featuring WC, wash hand basin having a tiled splashback, vinyl flooring. Radiator.

KITCHEN

11' 2" x 9' 3" (3.41m x 2.82m)

A modern kitchen offering a range of base, wall and drawer units including open front shelving with brushed gold accessories, contrasting marble effect laminate worktops and tiled splashbacks. Integrated appliances include fridge/freezer, dishwasher, washer/dryer, Bosch electric oven and Smeg electric hob with extractor hood over along with gold single drainer sink having a mixer tap. Luxury vinyl herringbone tiled floor, recessed spotlights and uPVC sliding patio doors to the side seating area.

Open plan into:

DINING AREA/RECEPTION

15' 11" x 14' 4" (4.87m x 4.37m)

A spacious and versatile reception room enjoying a breakfast bar which is complimentary to the kitchen area. There is a useful understairs storage cupboard and TV point. Luxury vinyl herringbone tiled floor. Coved ceiling and recessed spotlights. Two radiators.

Open plan into:

LOUNGE

13' 3" x 11' 7" (4.05m x 3.54m)

This forms the extension to the property and a second reception room which is naturally well lit by a roof lantern and has sliding patio doors opening out on to the rear garden. There is a fireplace with tiled inset and gas log burning style stove creating a true atmosphere to the room. Luxury vinyl herringbone tiled flooring, recessed spotlights.

FIRST FLOOR

LANDING

With built-in linen cupboard.



Dining Area/Reception



Dining Area/Reception



Lounge



Lounge

MASTER BEDROOM

10' 2" x 9' 1" (3.10m x 2.77m)

A delightful double bedroom with window overlooking the rear garden. Built-in wardrobe. Radiator.

EN-SUITE

Partially tiled and offering a corner shower enclosure with full height laminate wall boarding within. WC and wash hand basin having storage beneath. Vinyl flooring. Extractor fan. Radiator.

BEDROOM 2

9' 8" x 9' 5" (2.97m x 2.89m)

With window to the side elevation and fitted wardrobes having sliding doors. Radiator.

BEDROOM 3

8' 11" x 6' 9" (2.73m x 2.07m)

With window to the rear elevation, fitted wardrobe. Radiator.

BATHROOM

Fully fitted and being partly tiled comprising bath with mixer tap and shower attachment, WC and wash hand basin. Vinyl flooring. Radiator.

OUTSIDE

The property has a very deceiving front façade, however, to the rear is a very attractive area of garden. The garden includes hard landscaping and mature shrubbery and provides a private and quaint courtyard style area. Outside tap.

To the rear of the property is a private car parking area.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 92 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.



Landing



Landing



Bedroom



En-Suite

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.

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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Bedroom



Bedroom



Bathroom



Garden

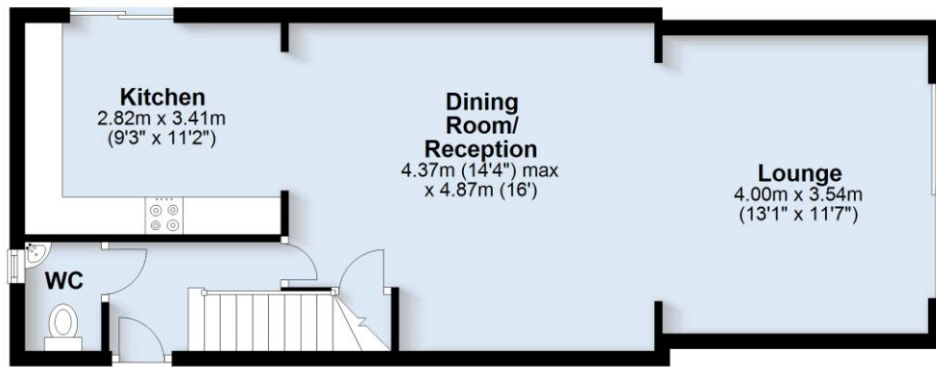


Courtyard style area

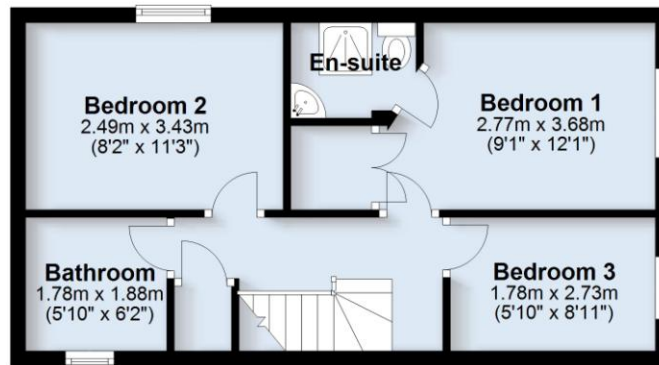


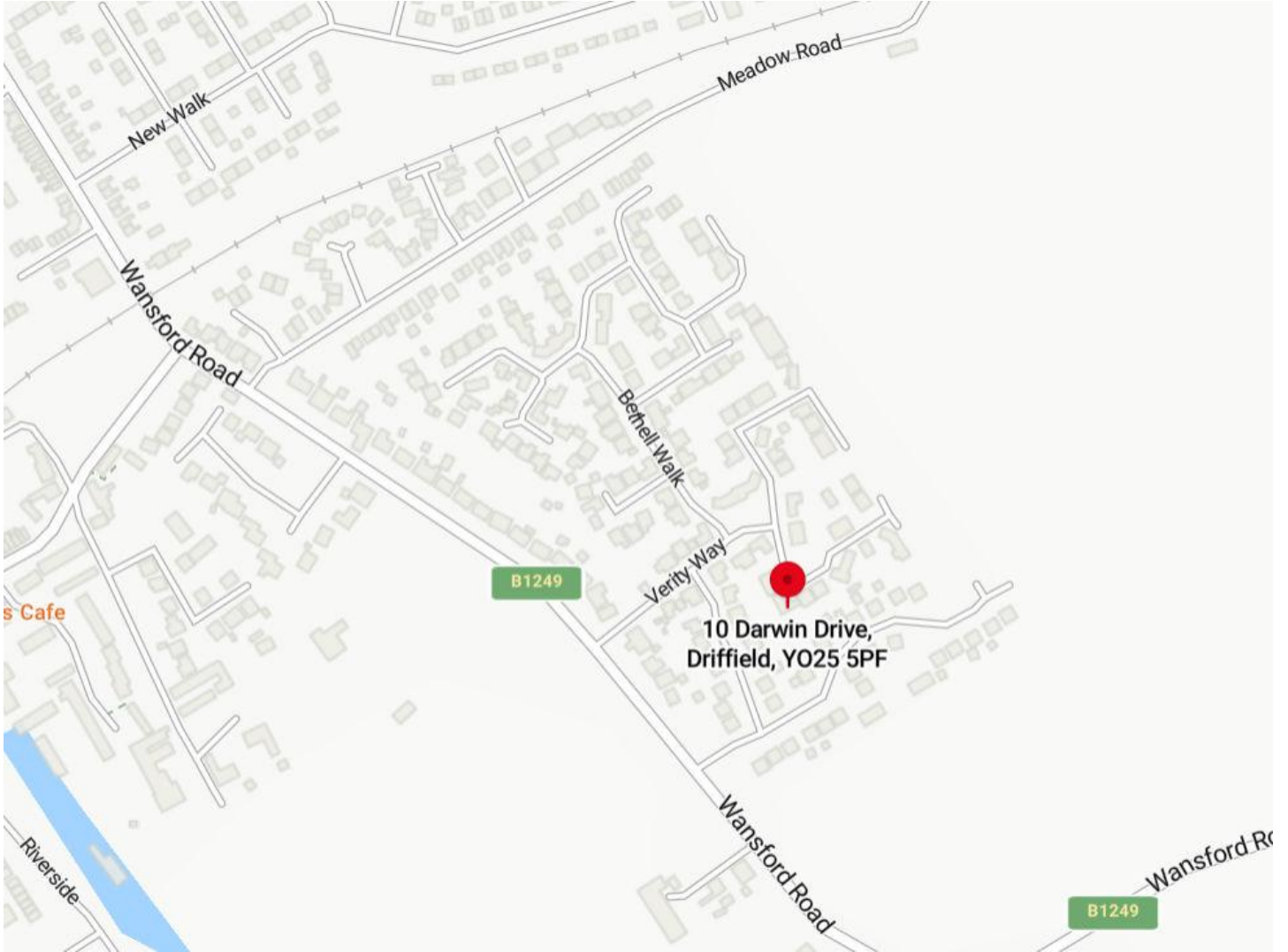
The stated EPC floor area, (which may exclude conservatories),
is approximately 92 sq m

Ground Floor

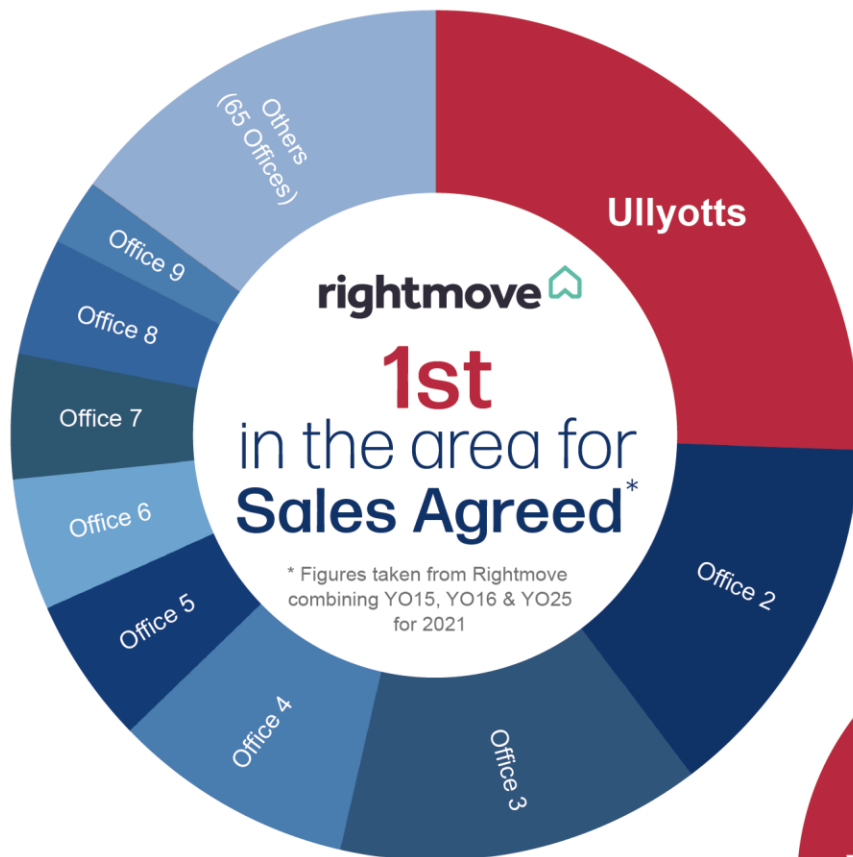


First Floor





Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

Ulyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulyotts were great to deal with during our recent house purchase. A very professional team.

Bridlington Team



Driffield Team



■ Ulllyotts ■

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