



28 Highwood
Driffield
YO25 5YX

ASKING PRICE OF

£292,500

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



4



1



2



Garage



Gas Central Heating

28 Highwood, Driffield, YO25 5YX

With new or modern houses dominating the local property market, the differences between this home and its more modern counterpart. can be summarised in several ways, most notably, the more 'relaxed' layout of the whole development which gives a feeling of space both to the front, and particularly to the rear where there is an exceptionally attractive expanse of garden.

The interior accommodation is also spacious and features an open plan lounge with dining room having an attractive aspect over the rear garden, breakfast kitchen along with cloakroom and WC on the ground floor. The first floor features master bedroom with ensuite, three further bedrooms and house bathroom.

Overall, the property is in exceptional condition throughout however, many buyers may feel the need to update fixtures and fittings such as kitchen and bathrooms to keep pace with modern trends, thus enhancing the property further.

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, 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.



Accommodation

ENTRANCE HALL

A real feature, being spacious and welcoming and having an open staircase leading off.

LOUNGE

22' 1" x 18' 0" (6.74m x 5.5m)

A spacious L shaped room with dual aspect both to the front and rear, patio doors leading out onto the garden. Feature fire surround with electric fire, fitted dado rail, coved ceiling and radiator.

BREAKFAST KITCHEN

18' 5" x 10' 0" (5.62m x 3.06m)

Being extensively fitted along three walls with a range of traditionally styled kitchen units finished with panelled doors in Maple along with a contrasting worktop over. inset sink with swan neck mixer tap, integrated electric hob with pull out extractor fan, Integrated electric oven and laminate flooring. Window looking out onto the rear garden

FIRST FLOOR

BEDROOM 1

13' 3" x 11' 6" (4.06m x 3.53m)

Radiator. Fitted range of wardrobes.

EN SUITE

Fitted suite comprising shower enclosure, pedestal wash basin and the level WC. Tiled walls.

BEDROOM 2

11' 5" x 10' 6" (3.49m x 3.22m)

Radiator.

BEDROOM 3

11' 5" x 7' 6" (3.49m x 2.29m)

Radiator. Built in storage cupboard.

BEDROOM 4

8' 3" x 6' 8" (2.53m x 2.04m)

Radiator.

BATHROOM

With suite comprising panelled bath, low level WC and pedestal wash basin. Tiled walls.

OUTSIDE

The property enjoys an enviable position towards the head of the development, there is parking by way of a front facing drive which leads to a single garage, having electric power and lighting connected.



En Suite



Master Bedroom



Master Bedroom



Bathroom

to the rear is an expanse of mature garden featuring large area of lawn, side borders and a number of mature trees. There is also a shed.

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.

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. 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.

COUNCIL TAX BAND

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

WHAT'S YOURS WORTH?

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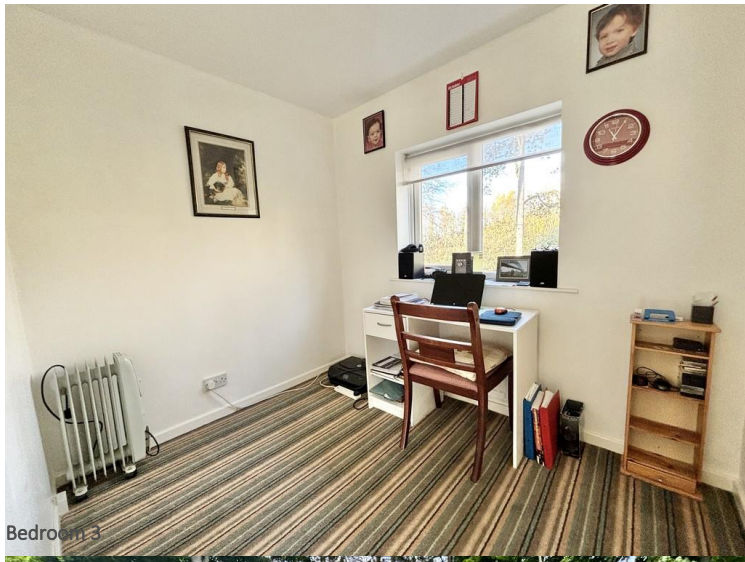
NOTE

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.



Bedroom 3



Bedroom 3



Garden



Garden

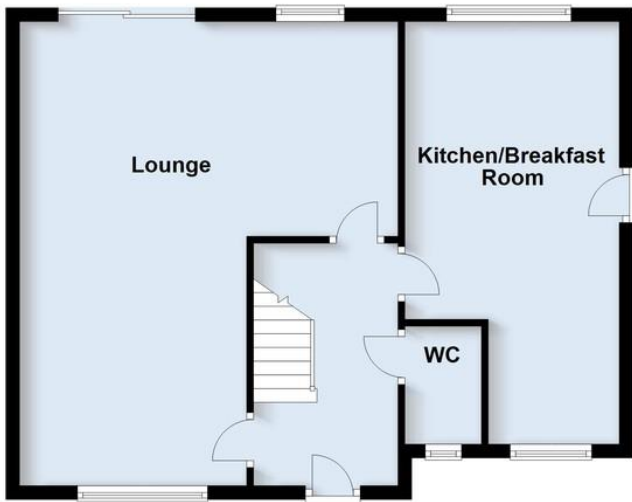
VIEWING

Strictly by appointment with Ulllyotts.

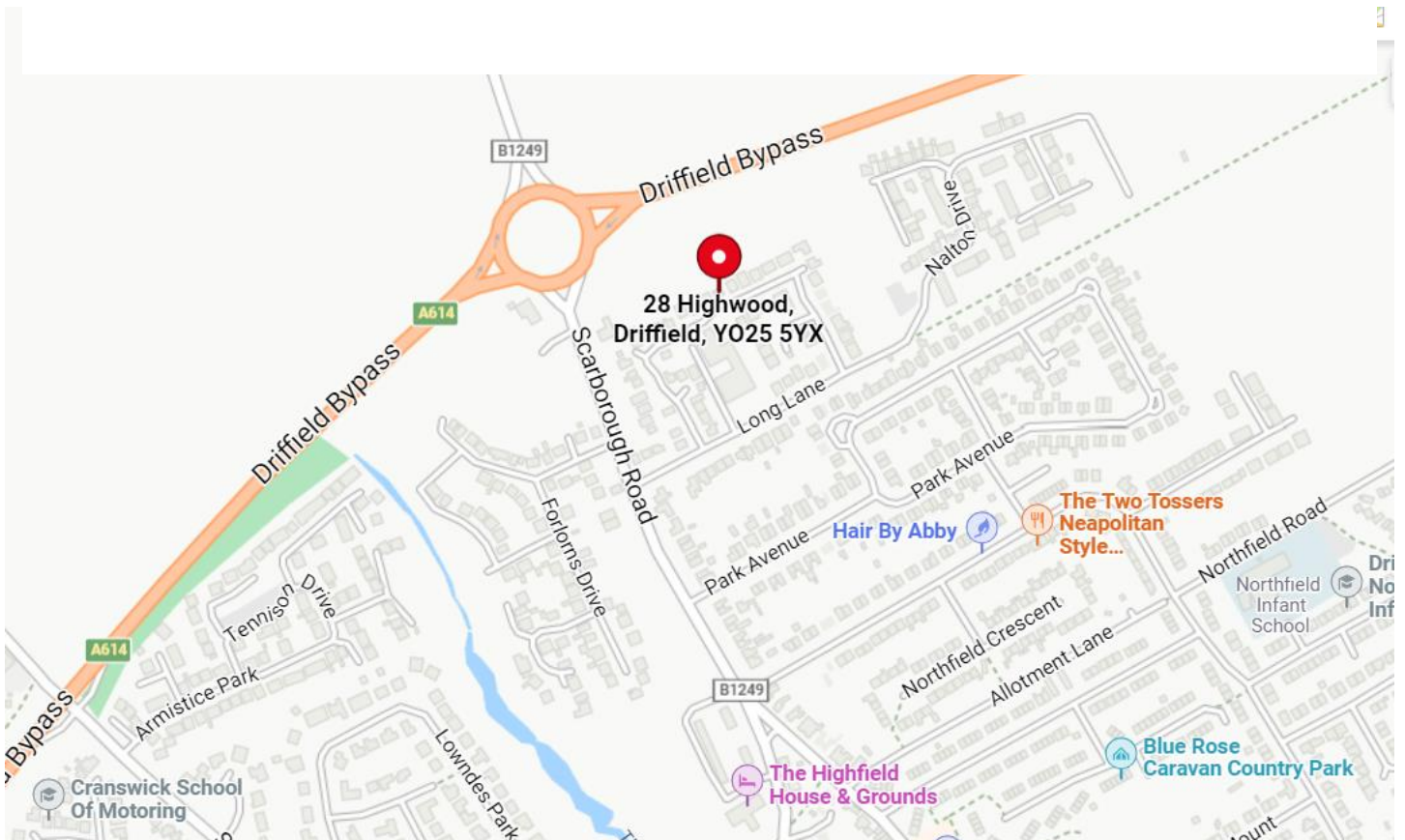
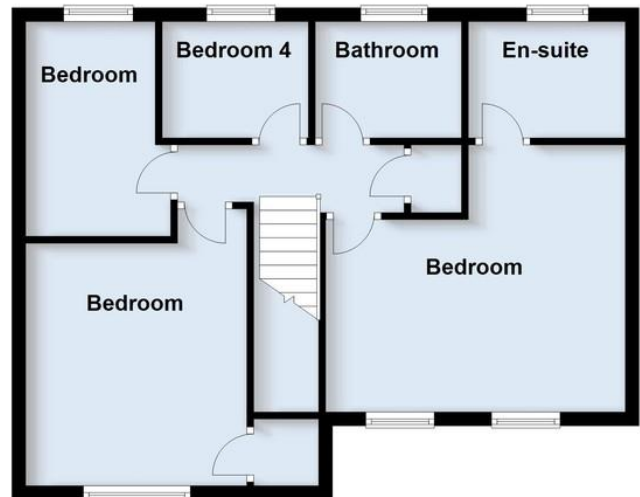
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 111 sq m

Ground Floor



First Floor



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Don't just take our word for it...See the above Rightmove pie chart.
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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Ulllyotts

EST 1891



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