



11 The Beechwood
Driffield

YO25 5NS

ASKING PRICE OF

£420,000

5 Bedroom Detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



5



2



3



Off Road
Parking



Gas Central Heating

11 The Beechwood, Driffield, YO25 5NS

AN IMMEDIATELY IMPRESSIVE DETACHED RESIDENCE located within a choice cul-de-sac development comprising houses and bungalows, located towards the outskirts of Driffield. The property was constructed by G P Atkin Homes Ltd who are a renowned developer in the area and the property provides generously proportioned accommodation arranged over three floors.

Upon entering this property, one thing is very clear, it has been extremely well maintained and is presented to the highest order. The spaciousness of the accommodation is unrivalled and the accommodation comprises main lounge, dedicated dining room and study plus generously proportioned kitchen. There are five bedrooms in total, two having en-suites, with the master bedroom itself having a dedicated walk through wardrobe area which in turn leads to the en-suite.

There are delightfully maintained gardens to the rear plus parking forecourt and drive leading to a double garage.

With so many modern developments being densely built, 'The Beechwood' perhaps bucks the trend by providing a quality, enviable home within relaxed surroundings!

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.



Cloakroom/WC



Lounge



Lounge



Study

Accommodation

ENTRANCE HALL

A very attractive entrance to the property featuring open staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

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

LOUNGE

21' 0" x 11' 6" (6.41m x 3.53m)

With front facing bay window and feature fireplace with gas living flame fire in situ. A curved ceiling and wall light points. Double panelled radiator.

STUDY

11' 3" x 9' 3" (3.45m x 2.84m)

With front facing bay window and coved ceiling. Radiator.

KITCHEN

15' 9" x 9' 4" (4.81m x 2.86m)

Extensively fitted with a range of base and wall mounted cupboards along with worktops and integrated appliances which incorporate gas hob with extractor over, electric oven, dishwasher and inset sink with base cupboard beneath. Ceramic tiled floor and window to the rear as well as side.

DINING ROOM

12' 2" x 9' 2" (3.72m x 2.8m)

With rear facing French doors, fitted laminate flooring and coved ceiling. Radiator.

UTILITY

6' 6" x 5' 4" (2m x 1.64m)

With space and plumbing for automatic washing machine and stainless steel sink. Space for a dryer and wall hung boiler.

LANDING

With large built-in storage cupboard and a further staircase leading off to the second floor.

MASTER BEDROOM

15' 6" x 12' 8" (4.73m x 3.87m)

With front and side windows. This is a very spacious room with walk-through wardrobe area having sliding doors. Curved ceiling. Radiator. This leads to:

EN-SUITE

With shower enclosure, low-level WC and wash hand basin.

GUEST BEDROOM

11' 6" x 9' 10" (3.52m x 3m)

With front facing window and coved ceiling. Radiator.



Kitchen



Dining Room



Utility Room



Entrance Hall

EN-SUITE

With low level WC, pedestal wash hand basin and shower enclosure. Half tiled walls and coved ceiling. Double panelled radiator.

BEDROOM 3

12' 6" x 9' 5" (3.82m x 2.88m)

With rear facing window and coved ceiling. Radiator.

BATHROOM

Fitted with a corner bath, gentlemen and ladies matching pedestal wash hand basins and low-level WC. Half tiled walls. Radiator.

SECOND FLOOR

BEDROOM 4

14' 11" x 11' 5" (4.55m x 3.49m)

Radiator.

BEDROOM 5

12' 7" x 11' 5" (3.84m x 3.49m)

Radiator.

OUTSIDE

The property stands back from the road behind a front forecourt which provides extensive parking for multiple vehicles. There is a side drive which leads to a detached double garage, which has electric power and lighting connected.

To the rear of the property is a well maintained area of garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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.



Bedroom



Bedroom



En-suite



Bedroom

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 F.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed).

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



En-suite



Bedroom



Bedroom



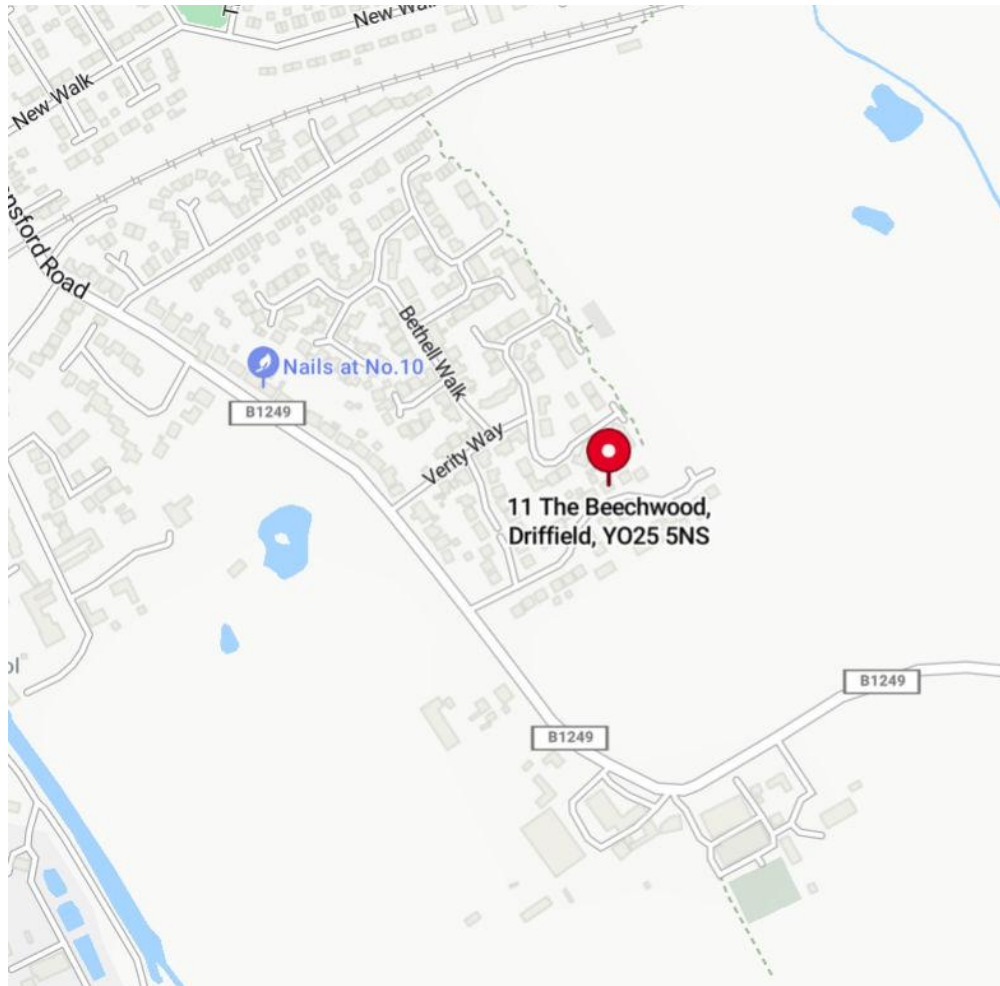
Bathroom



Garden

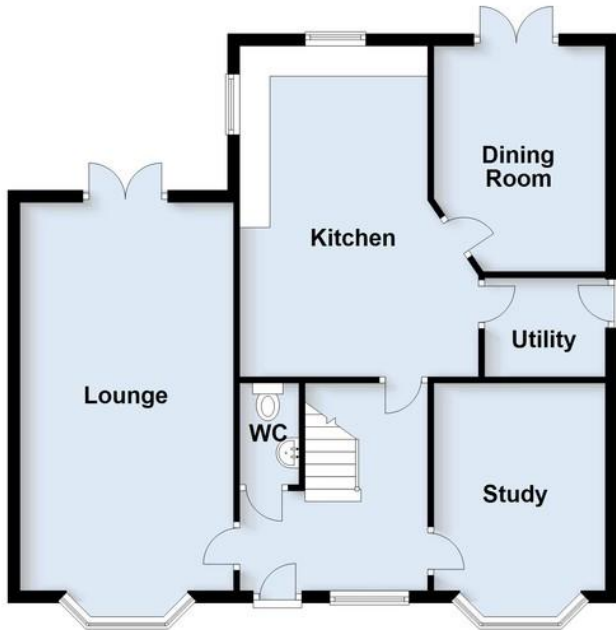


Double Garage



The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

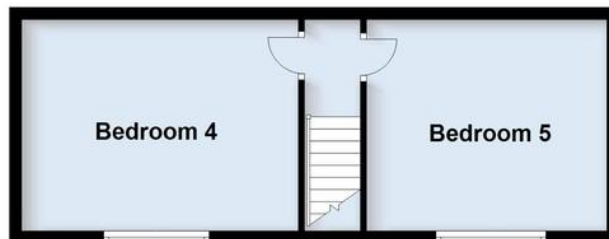
Ground Floor



First Floor



Second 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

“ Ulllyotts 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. Ulllyotts 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 Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

■ Ulyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations