



'Garden Cottage'
Southorpe Court
Driffield, YO25 6YA

ASKING PRICE OF

£395,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



Off Road
Parking



Gas Central Heating

Garden Cottage Southorpe Court, Driffield, YO25 6YA

Nestled within a quiet development between Skerne Road and Elm Road, this is a very individual detached bungalow on an attractive plot with private gardens to the rear.

A particularly quiet setting which enjoys convenient access into the town centre via Skerne Road, this is a very individual property which was designed and constructed for the original owner, the layout is extremely adaptable, if required.

With its delightfully enclosed garden, located to the rear, it can be enjoyed from the lounge. Indeed, the main living space of this property is formed from three separate areas namely a lounge, dining room and snug. These rooms can be used as the new owner feels fit. In addition to this, there are two bedrooms, with the master bedroom offering an en-suite along with fitted kitchen and bathroom.

Externally, there is off-street parking and an integrated single garage.

It is the rear garden which is a real joy and this gives excellent privacy within its mature boundaries!

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.



Lounge



Dining Room/Bedroom



Snug/Dressing Room



Kitchen

Accommodation

ENTRANCE HALL

Accessed from a small entrance vestibule, featuring radiator

LOUNGE

15' 0" x 12' 3" (4.58m x 3.74m)

A rear facing, generously proportioned room, with dual aspect and feature fireplace with gas fire in situ. Coved ceiling and radiator. Arch into:

DINING ROOM/BEDROOM

17' 7" x 13' 6" (5.36m x 4.13m)

A room which could be altered to provide an additional bedroom, if required, now fashioned as a lovely dining room with patio doors leading off onto the garden. Radiator. Access into:

SNUG/DRESSING ROOM

12' 5" x 10' 9" (3.8m x 3.28m)

Equally, a room which could be used for a variety of purposes, currently used as a recreation room (gym), Radiator.

KITCHEN

14' 9" x 10' 0" (4.51m x 3.05m)

Extensively fitted with a modern range of kitchen units featuring gloss white doors in a sleek handleless finish

including base cupboards, drawers and wall cupboards.

Complimentary worktops and integrated appliances which include electric oven, electric hob and extractor over. Inset sink with single drainer and swan neck mixer tap. Coved ceiling and recessed spotlights.

MASTER BEDROOM

14' 10" x 12' 3" (4.53m x 3.75m)

With a range of bedroom furniture incorporating bedside drawers and overhead cupboards. Door leading out onto the rear. Coved ceiling and recessed lighting. Arch leading into a wardrobe area and also:

EN-SUITE

With walk in shower having a fixed glass screen, wash basin and low-level WC. Fully tiled walls with wet walling around the shower enclosure. Ladder style radiator.

BEDROOM 2

9' 9" x 8' 6" (2.98m x 2.6m)

With fitted range of wardrobes along one wall. Radiator and velux style window

SHOWER ROOM

With quadrant style shower enclosure, low-level WC and vanity



Bedroom



En-suite



Bedroom



Shower Room

wash hand basin, ladder style radiator and wet wall finish to the walls.

OUTSIDE

The property enjoys a vehicle access over a gravel drive leading from Elm Road. To the front of the property is ample parking for multiple vehicles. There is also an integrated single garage.

GARDENS

The property enjoys generous gardens to the rear, these are predominantly laid to lawn whilst also featuring mature trees and shrubs. There is a paved patio immediately to the rear of the property, accessed via the dining room patio doors, summerhouse and shed.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 84 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.

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 D.

ENERGY PERFORMANCE CERTIFICATE

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.

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



Garden



Front Borders

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?

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VIEWING

Strictly by appointment with Ulllyotts.

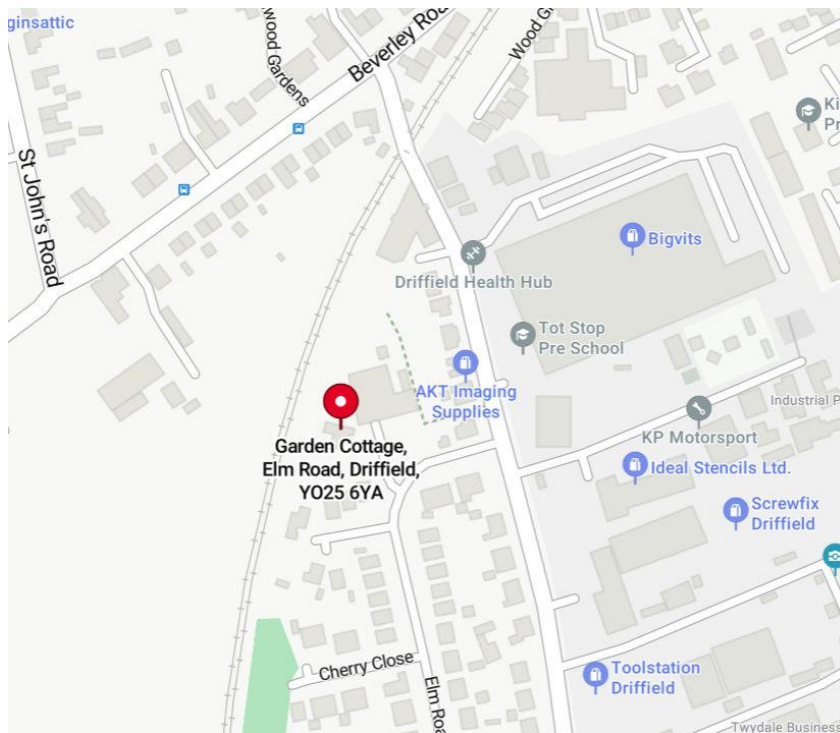
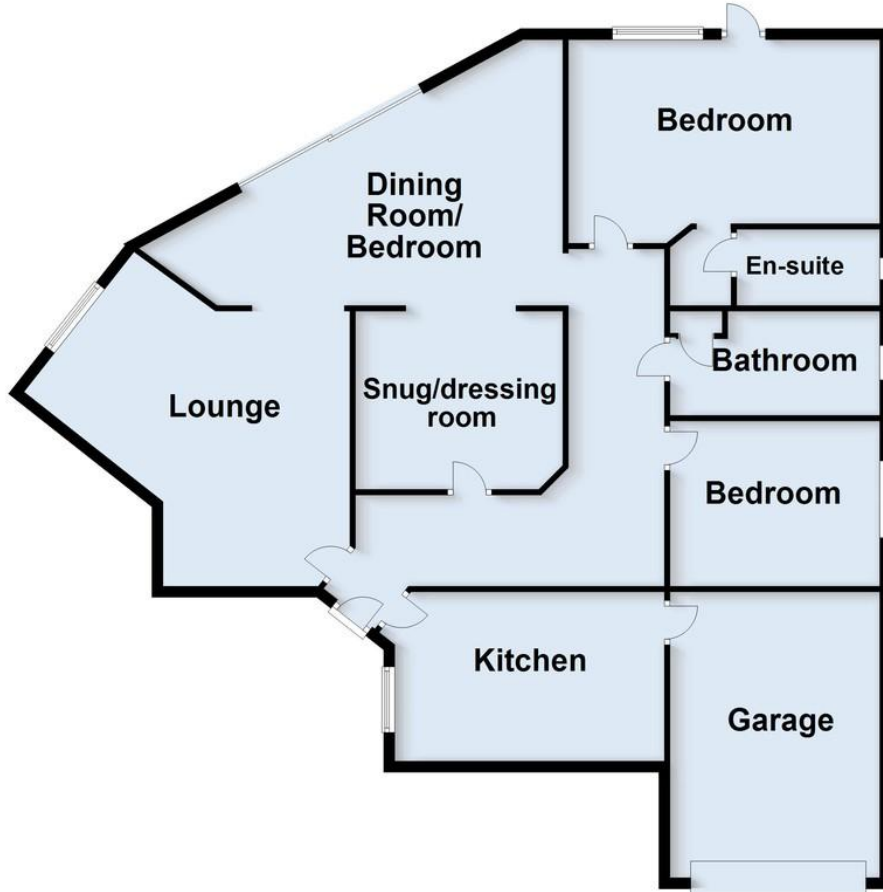
Regulated by RICS



House Sign

The stated EPC floor area, (which may exclude conservatories),
is approximately 84 sq m

Ground Floor



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