



5 Byre Way
Burton Fleming
YO25 3QA

ASKING PRICE OF

£250,000

2 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Day Room



2



2



2



Off Road
Parking



Oil Central Heating

5 Byre Way, Burton Fleming, YO25 3QA

This is a detached home within a rural village setting forming part of an established cul-de-sac development. The property offers many features, but is ideal for buyers who have multiple vehicles with two dedicated parking spaces, one in front of a garage and one to the side plus the garage itself. There is also opportunity for multiple parking on the street.

The home itself has been thoughtfully customised by the vendor and benefits from a rear extension leading off the kitchen which provides an additional ground floor reception room currently used as an entertainment room. The main living room features a media wall in the kitchen and offers plenty of space for a dining or breakfast table.

On the first floor there are two double bedrooms, one having an en-suite. The property was originally built as a three-bedroom house, however, the small third bedroom has now been taken as a dedicated walk-in wardrobe/dressing room.

The whole of the property is very stylish and certainly is unlikely to disappoint when arranging to view!

BURTON FLEMING

Burton Fleming is in close proximity of Bridlington and Driffield and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. The village has its own war memorial near to the Norman Church of St Cuthberts and community hall.



Entrance Hall



Lounge



Breakfast Kitchen



Day Room

Accommodation

ENTRANCE HALL

With quarter-turn staircase leading up to the first floor having a spindled balustrade. Wood effect flooring.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

LOUNGE

15' 6" x 10' 11" (4.73m x 3.35m)

With front facing window and feature media wall having provision for an ornamental fire as well as flatscreen TV. Coved ceiling. Wood effect flooring. Radiator.

BREAKFAST KITCHEN

17' 3" x 8' 8" (5.28m x 2.65m)

Fitted along two walls with a range of modern kitchen units including base, drawer and wall mounted cupboards. Integrated appliances include Bosch electric oven plus electric combination oven, inset sink with cupboard beneath, electric hob with extractor over and concealed dishwasher. Opening into:

DAY ROOM

17' 3" x 9' 10" (5.28m x 3m)

With wood effect ceramic tiled floor, double panelled radiator

and bi-folding doors across the whole width opening out onto a decked garden.

LANDING

With large built-in storage cupboard.

BEDROOM 1

11' 0" x 9' 3" (3.36m x 2.83m)

With front facing window. Radiator.

EN-SUITE

With Quadrant shower enclosure and plumbed-in shower, low level WC and pedestal wash hand basin. Full-tiling to the shower enclosure with half tiling elsewhere. Radiator.

BEDROOM 2

11' 0" x 8' 7" (3.37m x 2.64m)

With rear facing window and radiator. Opening into:

DRESSING ROOM/WALK-IN WARDROBE

7' 1" x 8' 7" (2.18m x 2.64m)

With a rear facing window. This was formerly a third bedroom and has been thoughtfully converted into a useful dressing room/walk-in wardrobe. Radiator.



Bedroom



En-Suite



Bedroom



Dressing Room/Walk-in Wardrobe

BATHROOM

With luxury Jacuzzi bath and low-level WC plus vanity wash hand basin. Fully tiled walls.

OUTSIDE

The property stands on a good-sized plot with extensive parking to the front. There is a garage with additional car parking space to the side. The property stands behind an area of lawn and patio style garden whilst the rear is an enclosed garden which features a raised deck, paving and gravel.

FLOOR AREA From the Energy Performance Certificate the floor area for the property is stipulated as 86 square metres.

CENTRAL HEATING The property benefits from an oil 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 The property benefits from mains water, electricity, telephone and drainage.

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 will be available on the internet. The property is currently rated band C.

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?

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VIEWING Strictly by appointment with Ulllyotts.

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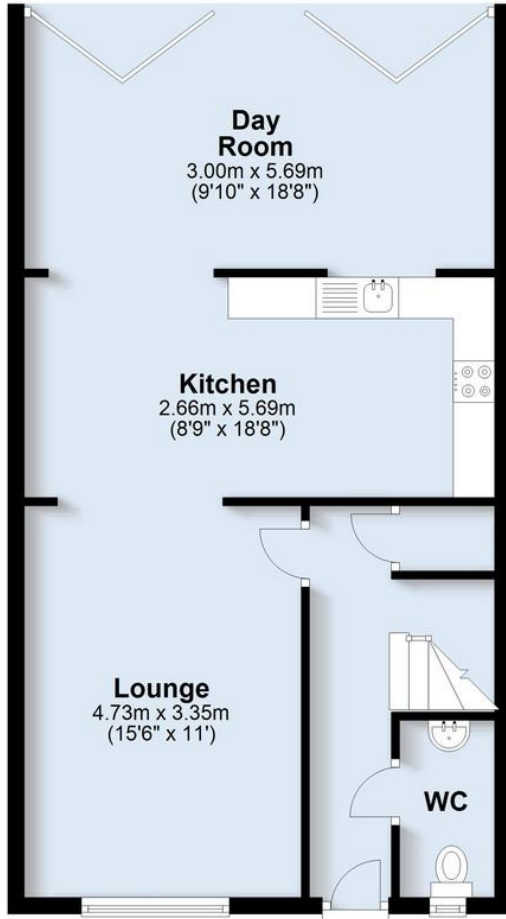
Bathroom



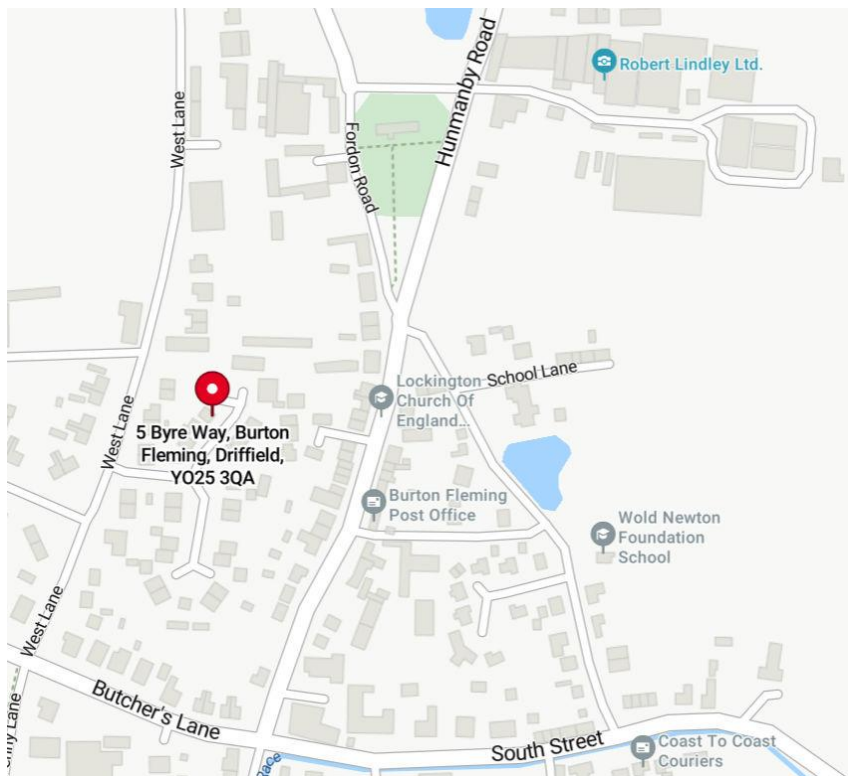
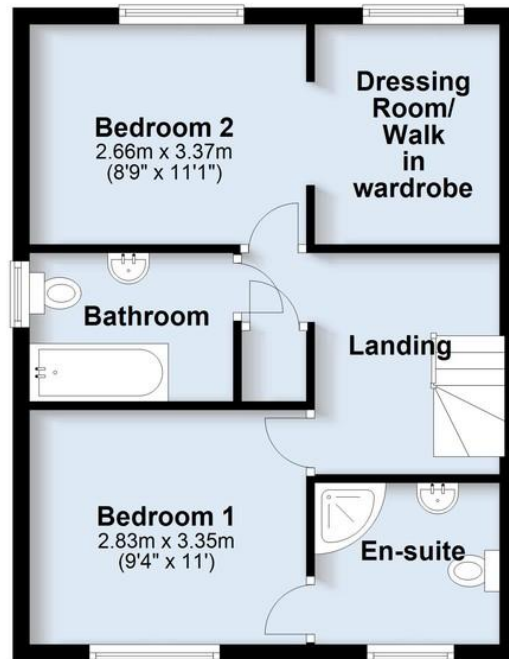
Outside

The stated EPC floor area, (which may exclude conservatories),
is approximately 86 square metres.

Ground Floor



First Floor



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EST 1891



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