



4 The Beechwood  
Driffield

YO25 5NS

ASKING PRICE OF

**£365,000**

4 Bedroom Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456



Kitchen



4



2



2



Off road  
parking



Gas Central Heating

## 4 The Beechwood, Driffield, YO25 5NS

An exceptional quality detached family house constructed to an excellent specification by G P Atkin Homes Limited. Located within a highly regarded area on the outskirts of Driffield yet within a short walk of the town centre, the accommodation includes four bedrooms on the first floor, two reception rooms with a lovely south facing garden to the rear.

The generously proportioned home includes an integrated single garage.

**In short, this is more than a run-of-the-mill house and should be of appeal to a variety of buyers who are looking for a quality home in what is a fabulous setting.**

### 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, M&Co, 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



Snug



Kitchen



Dining Area

## Accommodation

### ENTRANCE HALL

Featuring staircase to the first floor and built-in under stairs storage cupboard. Fitted laminate flooring, rail and covered ceiling.

### LOUNGE 17' 4" x 12' 11" (5.28m x 3.94m)

With attractive stone effect fireplace, having a raised living flame fire in situ and timber mantel. Front facing bay window. Coved ceiling, two wall lights and front facing bay window. Laminate floor.

### SNUG/DINING ROOM 10' 2" x 10' (3.1m x 3.05m)

With rear facing French doors onto the garden and fitted laminate flooring. Coved ceiling and radiator.

### BREAKFAST KITCHEN 16' 3" x 14' 3" (4.95m x 4.34m)

Incorporating a very attractive breakfast area with doors out onto the garden, the kitchen area itself being fitted with a range of contemporary units, featuring base and wall mounted cupboards along with worktops and a range of integrated appliances including double oven, dishwasher and electric hob with splashback and canopy over. Inset sink with single drainer and pull-out mixer tap. Multiple 'hidden' storage shelves within the kitchen units. Recessed ceiling spotlights, coved ceiling and rear facing window. Fitted laminate floor.

### UTILITY ROOM 7' 6" x 6' 2" (2.29m x 1.88m)

Fitted with a range of kitchen units, including pull-out storage cupboards and space to house an American style. Fridge freezer. Door to the side.

**CLOAKROOM/WC** With suite comprising low-level WC and bracket wash basin. Tiled splashback and radiator.

### FIRST FLOOR

**LANDING** With very attractive landing, having an open spindled baluster. Fitted dado rail and coved ceiling. Radiator.

### BEDROOM 1 15' 10" x 12' 11" (4.83m x 3.94m)

With dual front facing windows, coving and radiator.

**EN-SUITE** With suite comprising low-level WC and twin pedestal wash basin along with shower enclosure. Part-tiled walls and radiator.

### BEDROOM 2 14' 3" x 13' 6" (4.34m x 4.11m)

Front facing window, radiator, and coved ceiling.

### BEDROOM 3 15' 8" x 10' 0" (4.78m x 3.05m)

With rear facing window, radiator, and coved ceiling.



Utility



Cloakroom/WC



Landing



Bedroom

**BEDROOM 4** 9' 5" x 8' 8" (2.87m x 2.64m)

With rear, facing window, coved ceiling and radiator.

**BATHROOM** With suite comprising panelled bath, pedestal wash basin and low-level WC. Fully tiled around the bath with half tiling elsewhere. Radiator.

**OUTSIDE** The property stands back from the road behind a front forecourt, which provides off-street parking and also grants access to an integrated single garage.

To the rear of the property is a delightful expanse of private garden with open aspect beyond. The garden comprises a very attractive brick edged paved patio area featuring pergola and seating area, shaped lawn with side planted borders plus gravel beds.

**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.

**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 E.

**ENERGY PERFORMANCE CERTIFICATE** The Energy Performance Certificate for this property is 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.

**VIEWING**

Strictly by appointment (01377) 253456  
Regulated by RICS



Entrance Hall



Bedroom



Bathroom



Bedroom

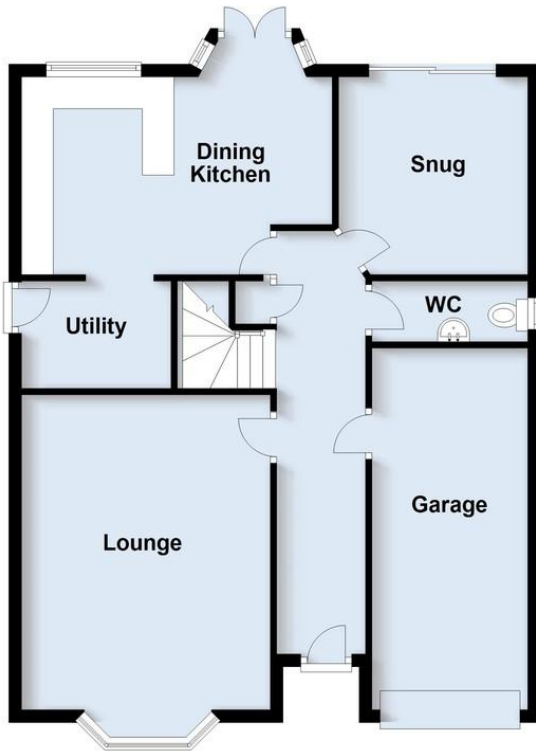


Garden

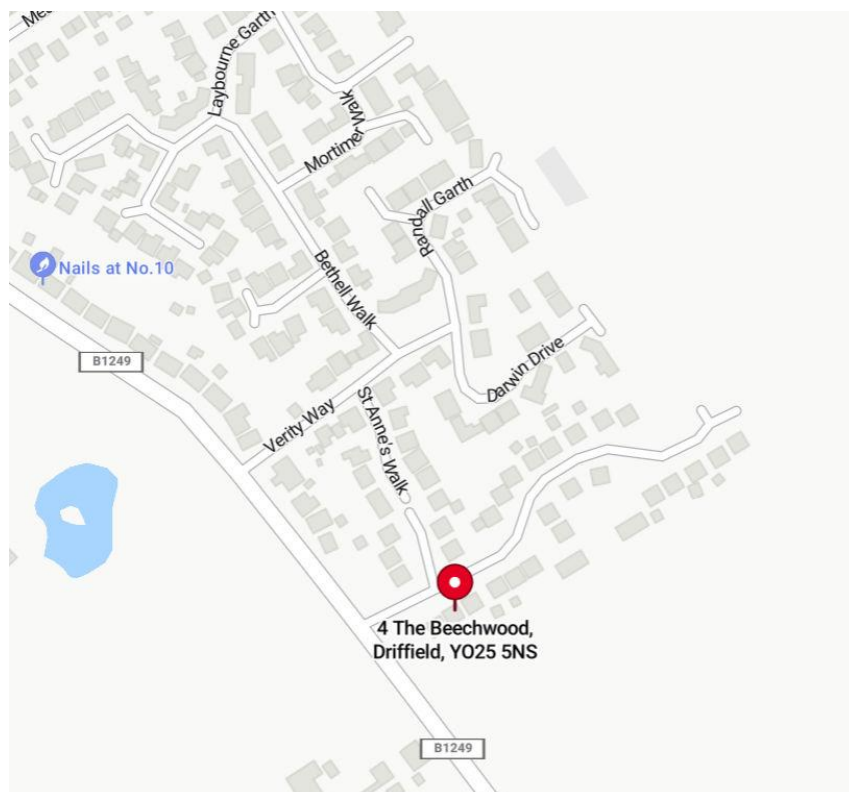
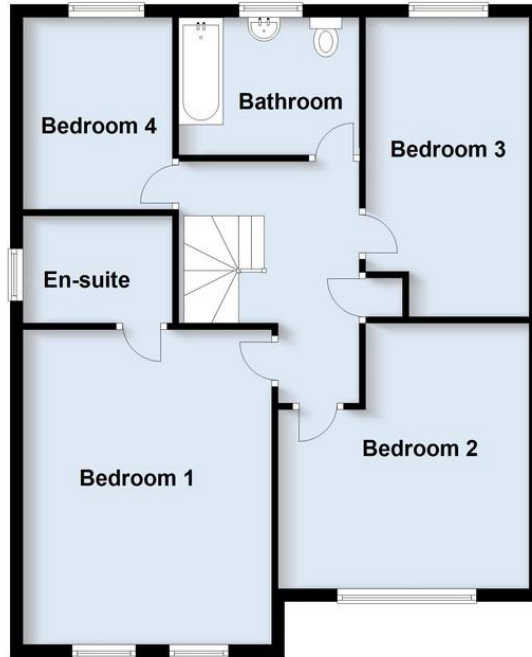


The stated EPC floor area, (which may exclude conservatories),  
is approximately 151 square metres.

### Ground Floor



### First Floor



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EST 1891



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