



1 Magnolia Close  
Driffield

YO25 6QU

ASKING PRICE OF

**£220,000**

3 Bedroom Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge



3



1



1



Off Road  
Parking



Gas Central Heating

## 1 Magnolia Close, Driffield, YO25 6QU

Standing in a highly sought after established residential area, this is a larger style detached house which is on a corner plot, benefitting from good vehicle access and garage plus attractive front and rear gardens.

The accommodation on offer may well be of appeal to many different types of buyer including families or, simply those wanting a quality house in a good residential area. The layout includes lounge and separate dining room plus fitted kitchen and conservatory. On the first floor there are three bedrooms, the third bedroom being of particular note given its size, plus house bathroom.

The size of this property by far outweighs its newer counterparts making this a truly great chance to purchase a property in such a good location.

The rear garden has a sunny aspect and offers a low maintenance space in which to relax. There is also further

potential to create additional vehicle access given the wide frontage of the plot, in addition to the single garage.

### 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



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

With access into:

### LOUNGE

12' 9" x 17' 2" (3.89m x 5.24m)

A spacious main reception room with front facing window and double doors leading into the dining room. Coved ceiling and dado rail plus staircase leading off to the first floor. Fitted fireplace with gas fire in situ. Radiator.

### DINING ROOM

10' 10" x 8' 9" (3.31m x 2.67m)

With sliding doors leading out into the conservatory, coved ceiling and fitted dado rail. Radiator.

### KITCHEN

10' 9" x 8' 2" (3.28m x 2.5m)

Fitted with a wealth of kitchen units finished with panelled doors and including base and wall mounted cupboards along with worktops. One and a half bowl sink with base cupboards beneath and integrated appliances including fridge/freezer, electric oven plus gas hob with extractor hood over.

Space and plumbing for automatic washing machine. Radiator.

### CONSERVATORY

10' 2" x 8' 10" (3.1m x 2.71m)

With double doors leading out onto the garden.

### FIRST FLOOR

#### BEDROOM 1

11' 8" x 9' 4" (3.58m x 2.87m)

With front facing window and fitted wardrobes having sliding doors. Radiator.

#### BEDROOM 2

9' 3" x 9' 5" (2.82m x 2.89m)

With rear facing window, fitted wardrobes with sliding doors. Radiator.

#### BEDROOM 3

8' 7" x 7' 5" (2.63m x 2.27m)

With front facing window. Radiator.

### SHOWER ROOM

Fitted with a three-piece suite comprising low-level WC, wash hand basin within a vanity unit and shower enclosure. Heated towel rail.





Conservatory



Bedroom



Bedroom



Shower Room

## OUTSIDE

The property stands on a corner plot with gardens to both the front and rear. The rear garden being southerly facing and enjoying a sunny aspect.

There is also a drive which provides car parking and access to a single garage.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 76 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 C.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

## 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.



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\*by any local agent offering the same level of service.

**VIEWING**

Strictly by appointment with Ulyyotts.

Regulated by RICS



Garden



Garden



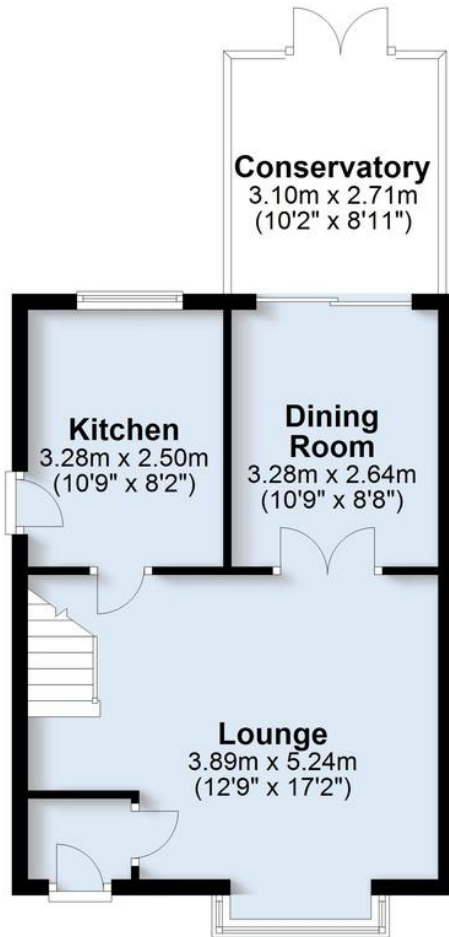
Rear Elevation



The stated EPC floor area, (which may exclude conservatories),  
is approximately 76 sq m

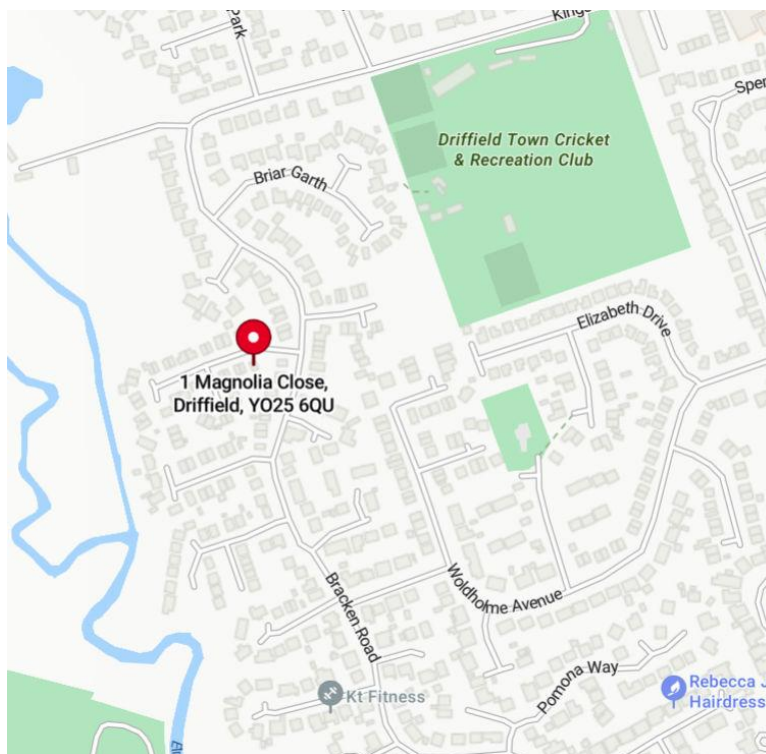
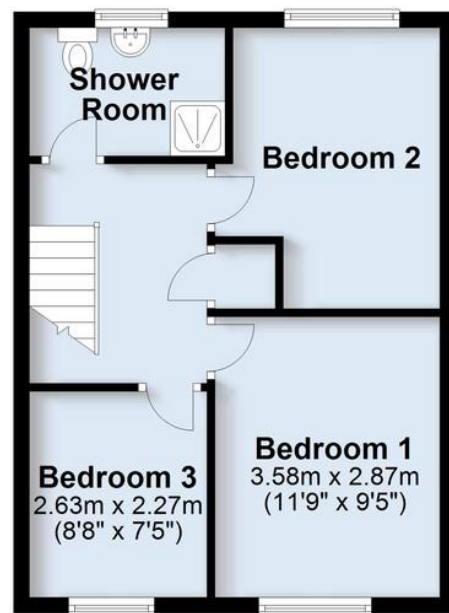
### Ground Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



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## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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