



11 Tennison Drive  
Driffield

YO25 5AQ

ASKING PRICE OF

**£210,000**

3 Bedroom End Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



## 11 Tennison Drive, Driffield, YO25 5AQ

Located on a good-sized plot with additional side space, over and above that usually available with properties of a similar style. As such, the property already accommodates a large shed to the side but could easily accommodate a purpose-built building for use as an office or other homeworking facility, or even for buyers simply wanting a larger garden to enjoy.

The accommodation on offer is superbly presented and is of a larger proportion than normally found within this style of house with the master bedroom having an en-suite.

An attractive feature of this property are integrated blinds to windows and doors.

There is plenty of off-street parking to the front, suitable for multiple vehicles. EV charger included.

The property forms part of a modern development towards the outskirts of Driffield, however, has the benefit of convenient

walking access into Driffield utilising walkways which are close by and lead onto North Street.

### 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.



Breakfast Kitchen



Breakfast Kitchen



Lounge



Lounge

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

### CLOAKROOM/WC

With low level WC and pedestal wash basin. Radiator.

### BREAKFAST KITCHEN

15' 7" x 9' 1" (4.76m x 2.78m)

Being sufficient to provide a fully functional kitchen as well as useful breakfast or dining area, the kitchen area is extensively fitted with a range of modern kitchen units featuring base and drawer units with worktops over plus wall mounted cupboards to match. Four-ring gas hob with extractor over plus separate electric oven, space and plumbing for automatic washing machine and a dishwasher. Provision for a fridge freezer. Wall hung boiler which is encased and inset sink with mixer tap. Ceramic tiled floor. Radiator.

### LOUNGE

16' 3" x 10' 5" (4.97m x 3.19m)

This is rear facing and features French doors leading out onto the rear garden. Additional rear facing window, both having integrated blinds. Radiator.

### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

9' 0" x 8' 9" (2.75m x 2.69m)

With rear facing window. Radiator.

#### EN-SUITE

With walk-in shower enclosure having sliding glass doors, the enclosure being fully tiled. Plumbed-in main shower, low-level WC and pedestal wash hand basin with splashback. Radiator.

#### BEDROOM 2

9' 4" x 8' 10" (2.87m x 2.7m)

With front facing window. Radiator.

#### BEDROOM 3

10' 5" x 6' 11" (3.2m x 2.11m)

With rear facing window. Radiator.

#### BATHROOM

With modern suite comprising panelled bath, pedestal wash hand basin and low-level WC. Radiator.



Bedroom



En-suite



Bathroom



Bedroom

## OUTSIDE

The property enjoys plenty of parking to the front via a tarmac front forecourt. The property is situated on a good-sized plot with additional space to the side making the garden of particularly good proportions. The additional side space adjacent to the house is suitable for a variety of uses and currently houses a large shed but could easily accommodate a purpose constructed building for use as an office/workshop or even business usage (subject to appropriate consent).

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 80 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 B. 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 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 Ulyyotts.

Regulated by RICS

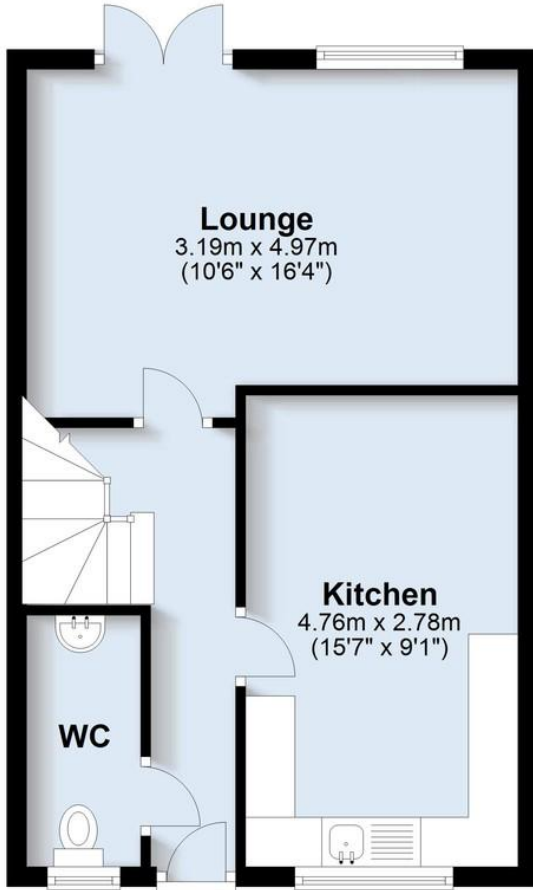


Large Shed

The stated EPC floor area, (which may exclude conservatories),  
is approximately 80 sq m

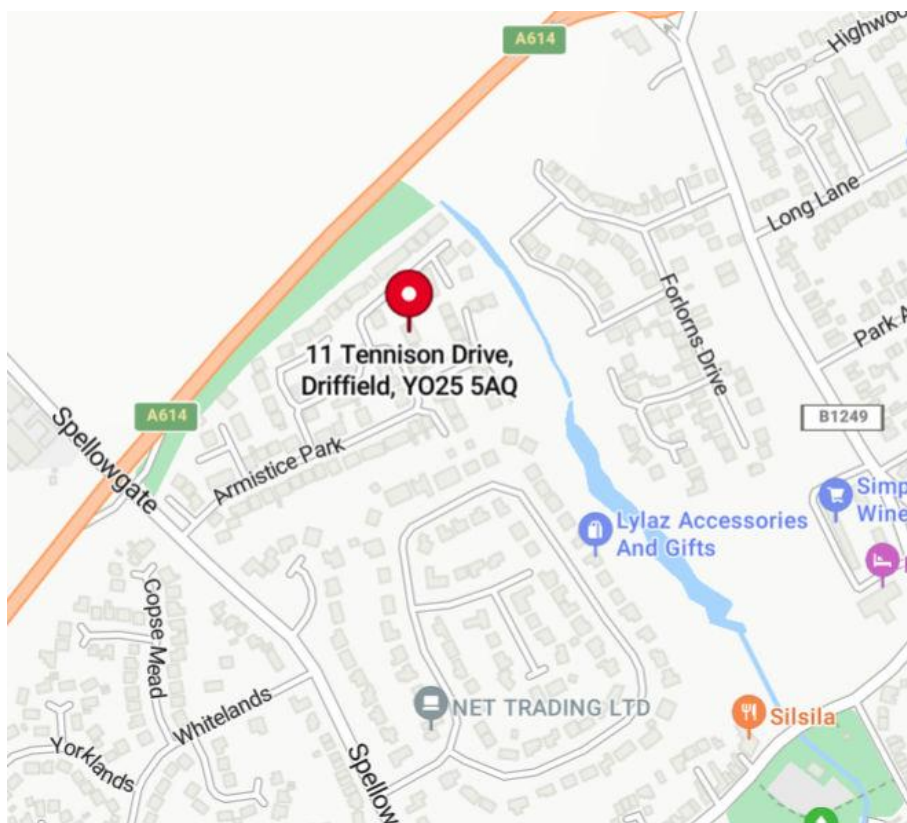
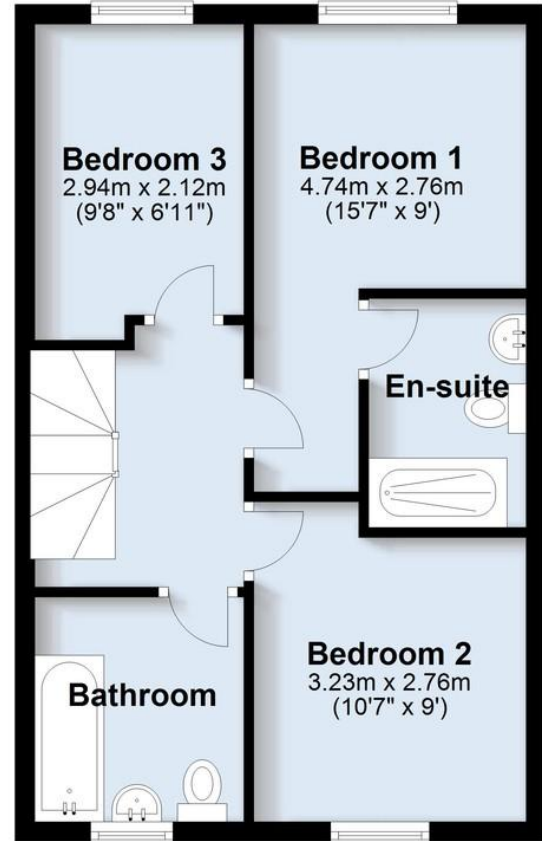
### Ground Floor

Approx. 40.1 sq. metres (431.9 sq. feet)

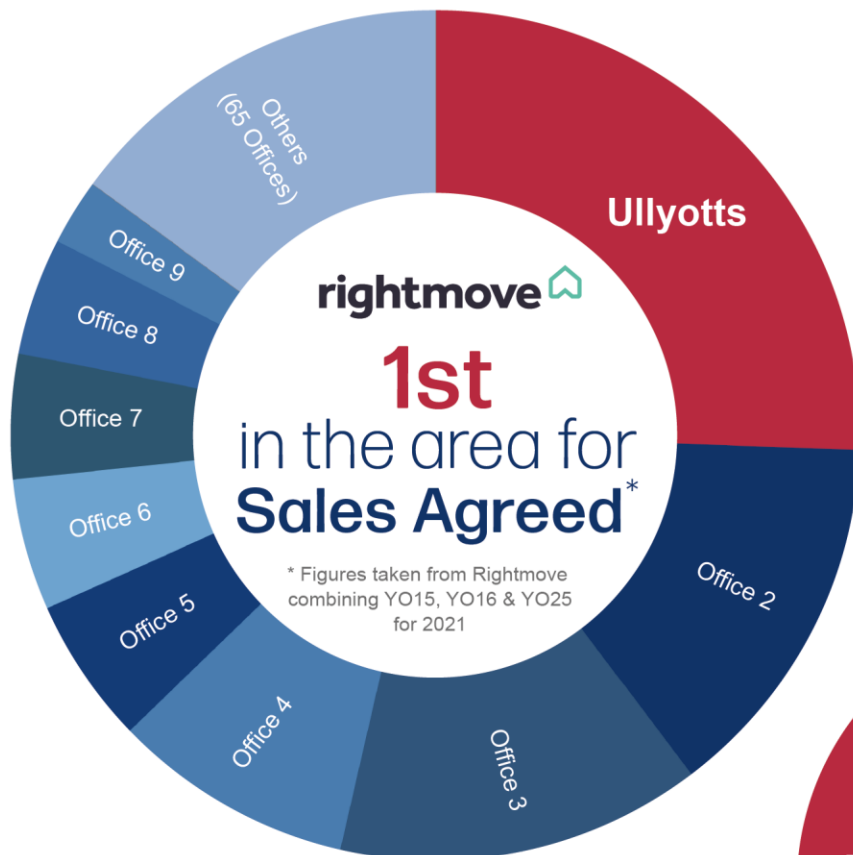


### First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



# 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.

# ■ Ulllyotts ■

EST 1891



## 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



## Our Services

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