



4 Armistice Park  
Driffield

YO25 5AN

ASKING PRICE OF

**£270,000**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Breakfast Kitchen



3



1



2



Garage & Off-Road Parking



Gas Central Heating

## 4 Armistice Park, Driffield, YO25 5AN

Standing in an enviable position at the entrance to the development and as such, benefitting from easy access into Driffield via Spellowgate, this is a **HIGHLY ATTRACTIVE DOUBLE FRONTED DETACHED HOUSE** with excellent good-sized garden to the rear and side, which itself benefits from a mainly walled boundary.

The interior of this property has been thoughtfully upgraded by the vendors and boasts a very light and airy feel with a specification which includes a wealth of integrated appliances in the kitchen, mood lighting and externally, a very established frontage.

There is also a single detached garage and parking space with personal door leading into the garden.

### 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

Accessed from the front door and providing a welcoming entrance to the property which is open plan into the breakfast kitchen, featuring a vinyl floor and large built in storage cupboard.

### CLOAKROOM/WC

With low-level WC and pedestal wash hand basin. Radiator.

### BREAKFAST KITCHEN

16' 0" x 11' 0" (4.88m x 3.37m)

Extensively fitted with a wealth of modern kitchen units including base and wall mounted cupboards along with worktop incorporating an inset stainless steel sink with base cupboard beneath. Integrated appliances include 'Indesit' electric oven plus gas four ring hob having an extractor over. Integrated concealed dishwasher and washing machine plus fridge freezer. Large pantry unit and encased boiler. French doors leading out to the side garden and staircase leading off to the first floor.

Partially glazed internal door providing through light.

Leading into:

### LOUNGE

16' 0" x 10' 1" (4.88m x 3.09m)

With dual side windows plus front facing window making this an exceptionally light and airy room. Radiator.

### FIRST FLOOR

#### MASTER BEDROOM

10' 9" x 10' 9" (3.29m x 3.29m)

With front and side windows. Radiator.

#### EN-SUITE

10' 9" x 4' 11" (3.29m x 1.51m)

With shower enclosure, low-level WC and wash hand basin. Ladder style radiator.

#### BEDROOM 2

10' 10" x 9' 5" (3.32m x 2.88m)

With front and side windows. Radiator.

#### BEDROOM 3

6' 6" x 7' 1" (2.88m x 2.18m)

With front facing window. Radiator.



Master Bedroom



En-Suite



En-Suite



Bedroom

## BATHROOM

7' 3" x 6' 3" (2.22m x 1.92m)

With suite comprising panelled bath having a shower over, low-level WC and pedestal wash hand basin. Ladder style radiator.

## OUTSIDE

The property is attractively positioned within the development and has a well-established front garden. There is vehicle parking to the side which leads to a single garage.

To the rear and side of the property are enclosed gardens, part of the boundary is walled and part fenced.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 88 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

Band C.

## ENERGY PERFORMANCE CERTIFICATE

Rating B.

## 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.



Bedroom



Bathroom



Garden



Single Detached Garage

### 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 Ulllyotts.

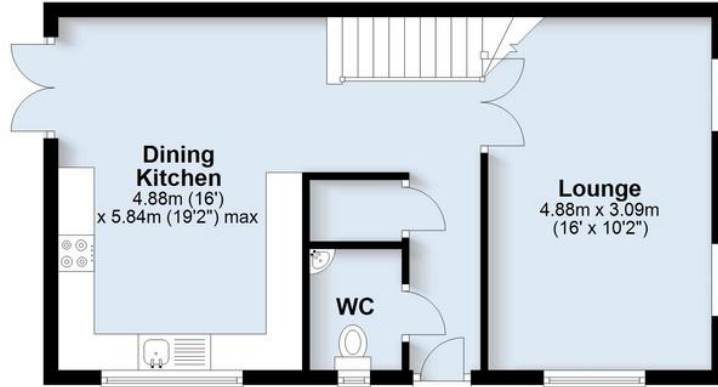
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 88 sq m

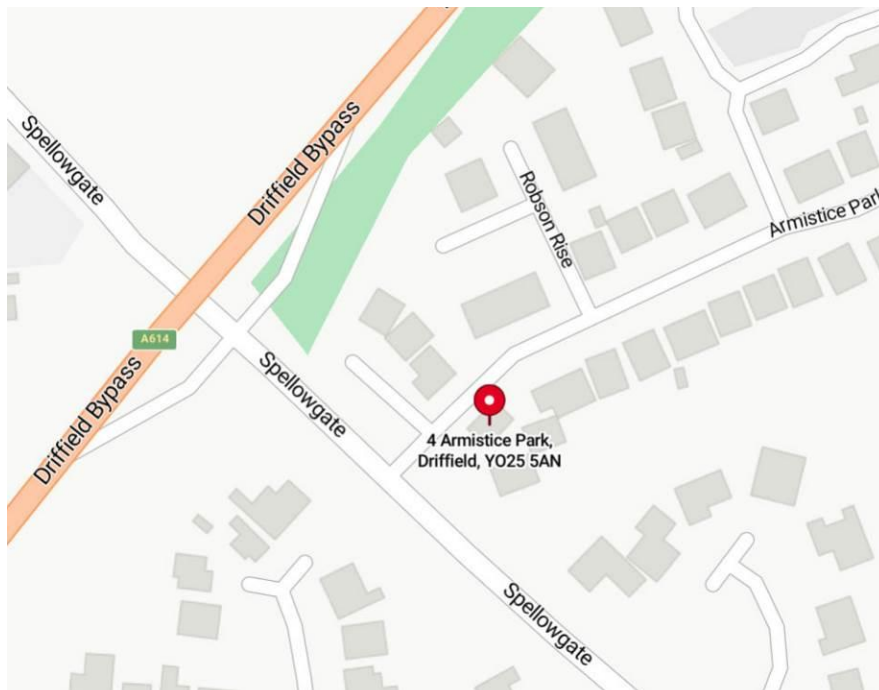
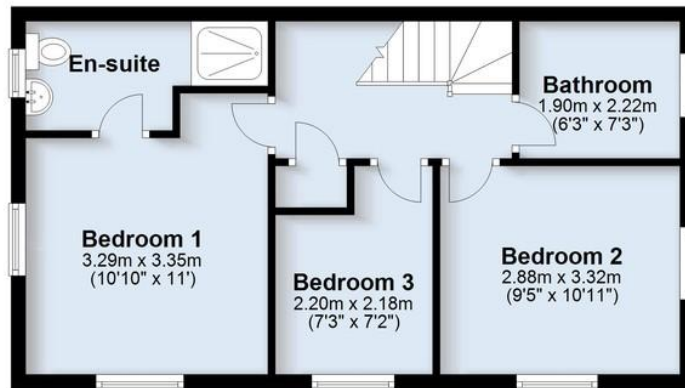
### Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



# Why Choose Ulllyotts?



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# ■ Ulyotts ■

EST 1891



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