



5 The Paddocks  
Driffield

YO25 6YQ

ASKING PRICE OF

**£310,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Rear Garden



4



2



3



Off Road  
Parking



Gas Central Heating

## 5 The Paddocks, Driffield, YO25 6YQ

Located at the head of a secluded, exclusive cul-de-sac, this is an extended detached family home providing a versatile range of accommodation including a useful ground floor room which could be used as a bedroom with its own en-suite or, home office or even playroom with WC facilities. The main accommodation is beautifully presented and includes a combined lounge and dining room which features a solid fuel stove. There is a well fitted kitchen including range of appliances plus separate utility area.

The first floor is a real delight with a master bedroom benefitting the owner of this home which includes a dressing area plus en-suite. There are also three further bedrooms plus house bathroom.

Externally, there is extensive off-street parking to the front suitable for multiple vehicles whilst to the rear is an attractive area of garden.

A useful covered area of storage to the side of the property completes this run through of the house which can only be fully appreciated upon a full internal inspection!

### 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 into Dining Area



Dining Area



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

With straight flight staircase leading off to the first floor. Contemporary tall radiator.

### LOUNGE

12' 11" x 13' 9" (3.96m x 4.21m)

A truly delightful room with its focal point being a stunning solid fuel stove with feature chimney. Fitted laminate flooring, built in under stairs storage cupboard. Open into:

### DINING AREA

9' 8" x 7' 8" (2.97m x 2.36m)

With French doors leading out onto the rear garden, contemporary style tall radiator and fitted laminate flooring.

### KITCHEN

9' 8" x 8' 0" (2.95m x 2.46m)

Fitted with a traditional range of kitchen units including base, drawer and wall mounted cupboards along with larger style cupboard. Rangemaster gas and electric Range included having an extractor hood over. Inset circular stainless steel sink with single drainer and mixer tap. Opening into:

### UTILITY

9' 6" x 7' 6" (2.91m x 2.29m)

With inset circular sink having a mixer tap. Built-in worktop having provision for a refrigerator, dishwasher, dryer and

washing machine beneath. Range of wall mounted cupboards to match. Door leading out onto the garden.

### PLAYROOM/STUDY/OFFICE

12' 7" x 8' 0" (3.86m x 2.45m)

With contemporary tall radiator.

### EN-SUITE

With fitted shower enclosure featuring sliding glass door and plumbed in mixer shower. Pedestal wash hand basin and low-level WC. Ladder style towel radiator and fully tiled walls and floor.

### FIRST FLOOR

### LANDING

### MASTER BEDROOM

9' 10" x 17' 7" (3.02m x 5.37m)

A huge master bedroom which incorporates ample space for use as a dedicated dressing area and front facing window. Radiator.

### EN-SUITE

Fitted with a Quadrant style shower enclosure and electric multi-jet shower. Pedestal wash hand basin and low-level WC. Radiator.



Utility



Playroom/Study/Office



En-suite



Bedroom

### BEDROOM 2

10' 11" x 12' 7" (3.33m x 3.85m)

With fitted laminate flooring. Front facing window across the cul-de-sac. Radiator.

### BEDROOM 3

10' 8" x 12' 9" (3.26m x 3.9m)

Another spacious double bedroom, this time overlooking the rear garden, fitted laminate flooring, double panelled radiator.

### BEDROOM 4

7' 4" x 7' 10" (2.25m x 2.39m)

A single bedroom facing across the cul-de-sac. Fitted laminate flooring. Radiator.

### BATHROOM

With suite comprising panelled Jacuzzi style bath, low-level WC and vanity wash hand basin with storage cupboards beneath. Tiling to full height around the bath and above the wash basin. Radiator.

### OUTSIDE

The property stands at the head of a cul-de-sac with off-street parking to the front.

To the rear of the property is an enclosed area of fenced garden featuring an area of lawn with side planted borders. A further expanse of patio plus gravelled area provides a useful

seating area. There is a timber shed plus, to the side of the property an enclosed storage area.

### 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

Band D.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.



En-suite



Bedroom



Bedroom



Bathroom

## 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.

Regulated by RICS

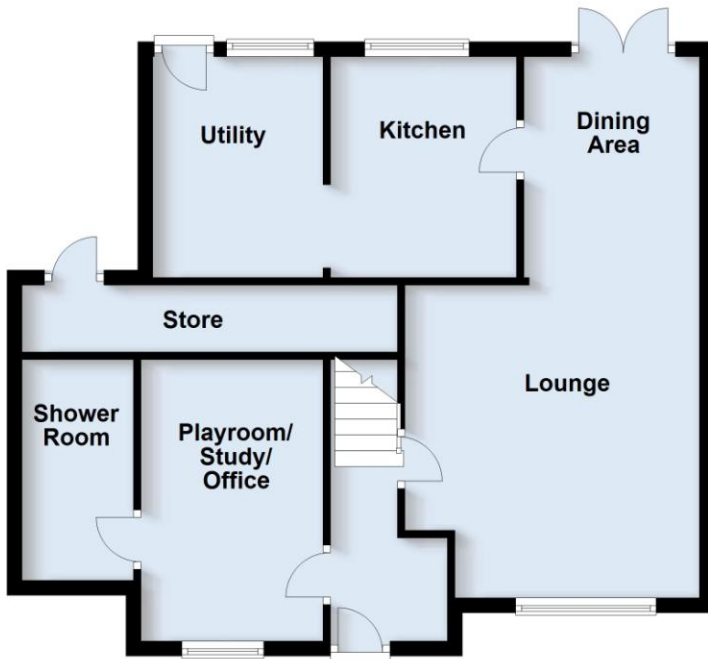


Garden

The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

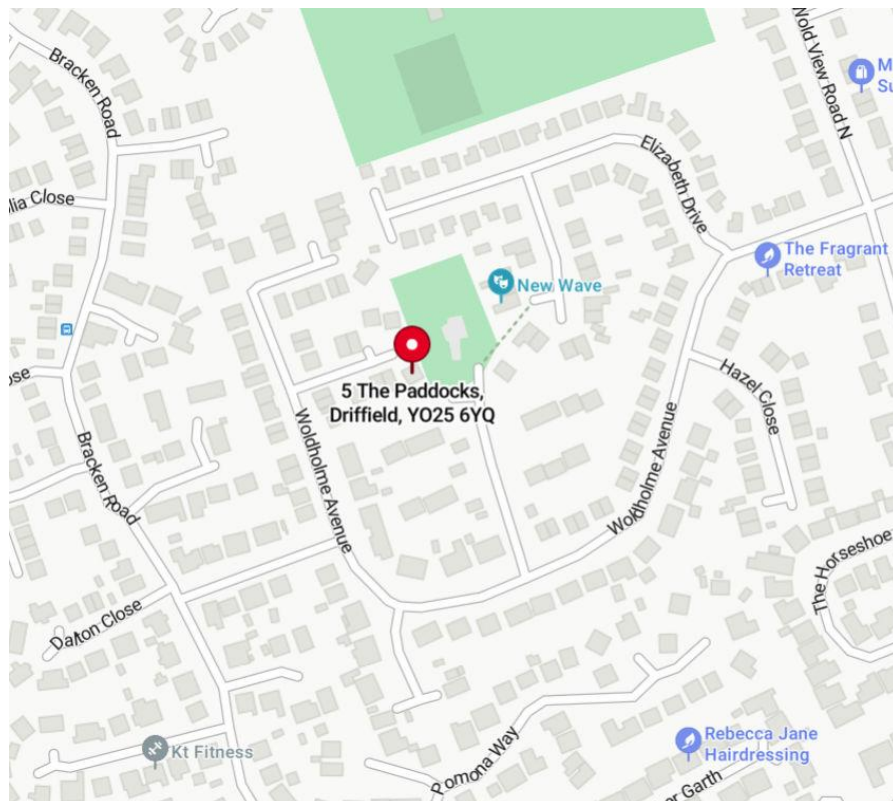
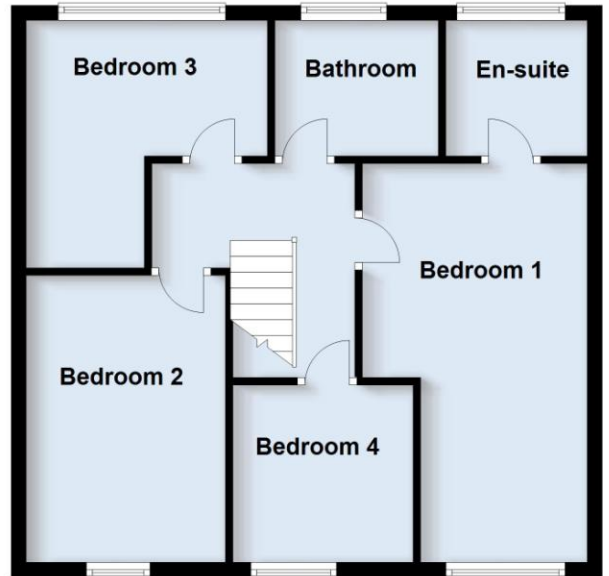
### Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



### First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



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EST 1891



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