



Plot 113, Sycamore Park  
28 Underwood Bank  
Driffield, YO25 5BZ

ASKING PRICE OF

**£279,995**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Rear Elevation



Garage, Off  
Road Parking



Gas Central Heating

## Plot 113, Sycamore Park, 28 Underwood Bank, Driffield, YO25 5BZ

**LAST AVAILABLE PLOT !!!!**

**DEPOSIT CONTRIBUTION AVAILABLE \*\* IN CONJUNCTION WITH TILIA HOMES**

This is a superb family orientated home offered to the market at a competitive price inbuilt upgrades from the developer including extra range of integrated kitchen appliances, flooring and turf to the rear garden.

The accommodation on offer is generously proportioned and includes attractive lounge and superb open plan kitchen with dining and family space located to the rear.

The four bedrooms are all spacious with the master bedroom featuring an en-suite.

**A property offering extreme value for money, complete with all finishes inside and out, just add furniture and move in!!**

### 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.



Entrance



Lounge



Kitchen/Dayroom



Kitchen Bi-fold doors

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor, fully carpeted. Radiator.

### CLOAKROOM WC

With low-level WC, pedestal wash basin with splashback. Radiator.

### LOUNGE

17' 3" x 11' 1" (5.27m x 3.38m)

With front facing window, fitted carpet and radiator. Feature wall ready for a wall hung TV.

### KITCHEN/DAY ROOM/ DINING

20' 8" x 15' 1" (6.31m x 4.6m)

Extensively fitted with a modern range of kitchen units including base and wall mounted cupboards and complimentary worktops. Integrated appliances include gas hob, electric oven, extractor, dishwasher and fridge freezer. Wood effect flooring and bi-fold doors leading out onto the rear garden.

### UTILITY ROOM

6' 3" x 5' 3" (1.93m x 1.61m)

Fitted with a similar range of units and worktops. Space and plumbing for an automatic washing machine. Door to the rear.

### LANDING

Attractive landing with spindled bannister

### MASTER BEDROOM

14' 9" x 10' 7" (4.52m x 3.23m)

With radiator and carpet.

### EN-SUITE

8' 1" x 4' 7" (2.47m x 1.4m)

With enclosed shower area and plugged in mains shower, low level WC and pedestal wash basin with tiled splash back. Radiator.

### BEDROOM 2

12' 9" x 11' 1" (3.89m x 3.38m)

With radiator and carpet.

### BEDROOM 3

9' 3" x 6' 9" (2.83m x 2.08m)

With radiator and carpet.

### BEDROOM 4

9' 5" x 6' 9" (2.89m x 2.08m)

With radiator and carpet.



Utility



Landing



Bedroom



Patio and Garden

### HOUSE BATHROOM

6' 11" x 6' 2" (2.12m x 1.9m)

With panelled bath having a tiled splashback, pedestal wash basin and tiled splashback, WC and radiator.

### OUTSIDE

Front lawned forecourt. Rear patio and lawn. Side drive and garage.

### 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 (to be confirmed).

### ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

### 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.



Drive and 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**

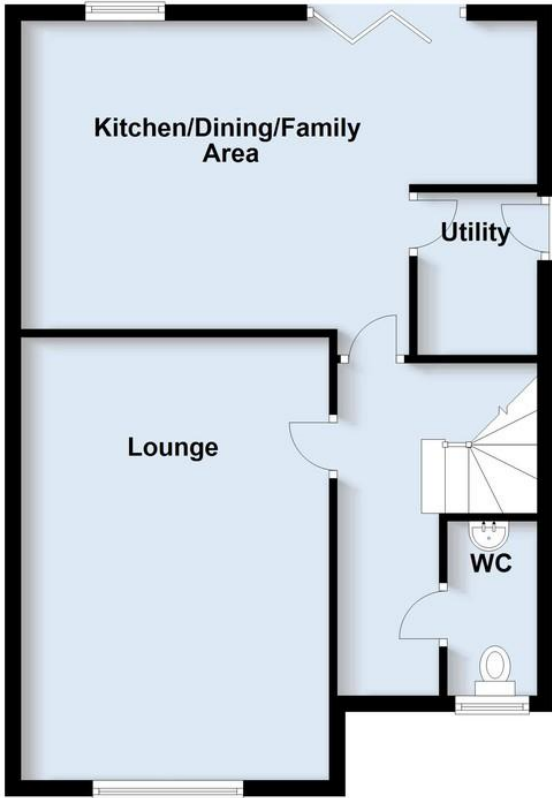
Strictly by appointment with Ulllyotts.

Regulated by RICS

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

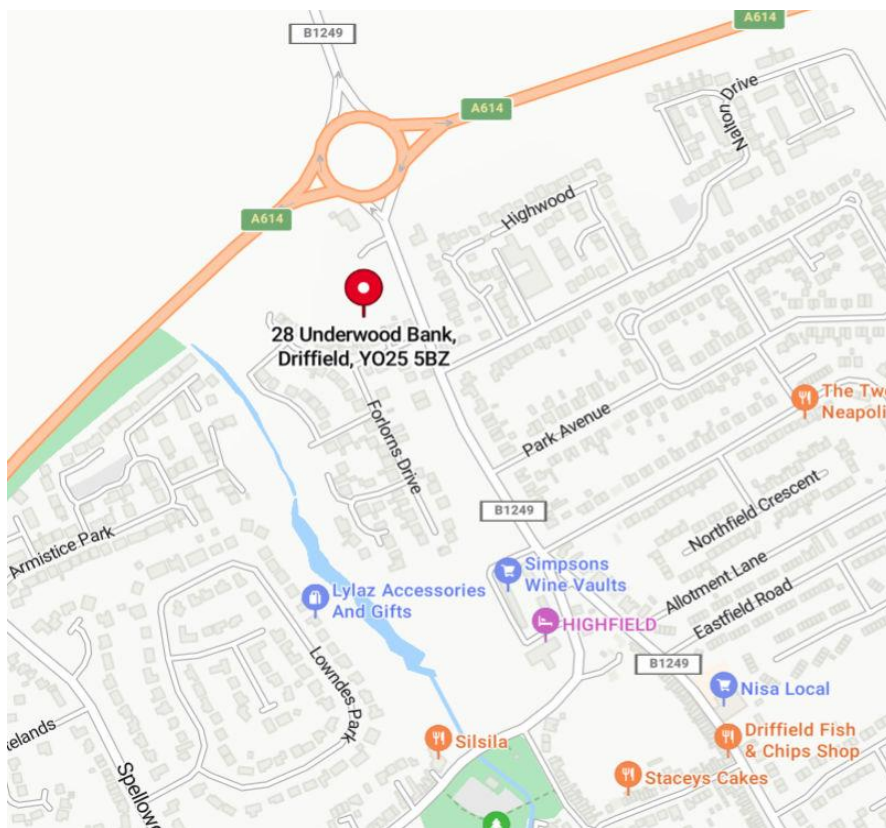
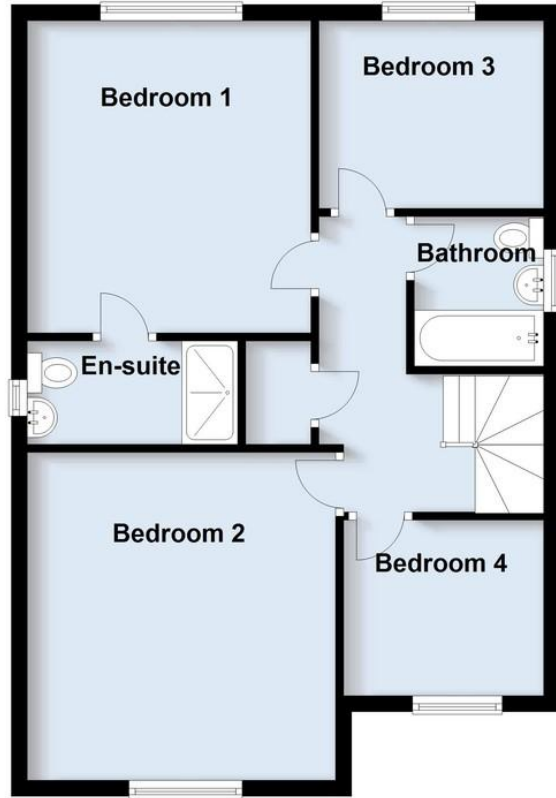
### Ground Floor

Approx. 58.9 sq. metres (634.2 sq. feet)

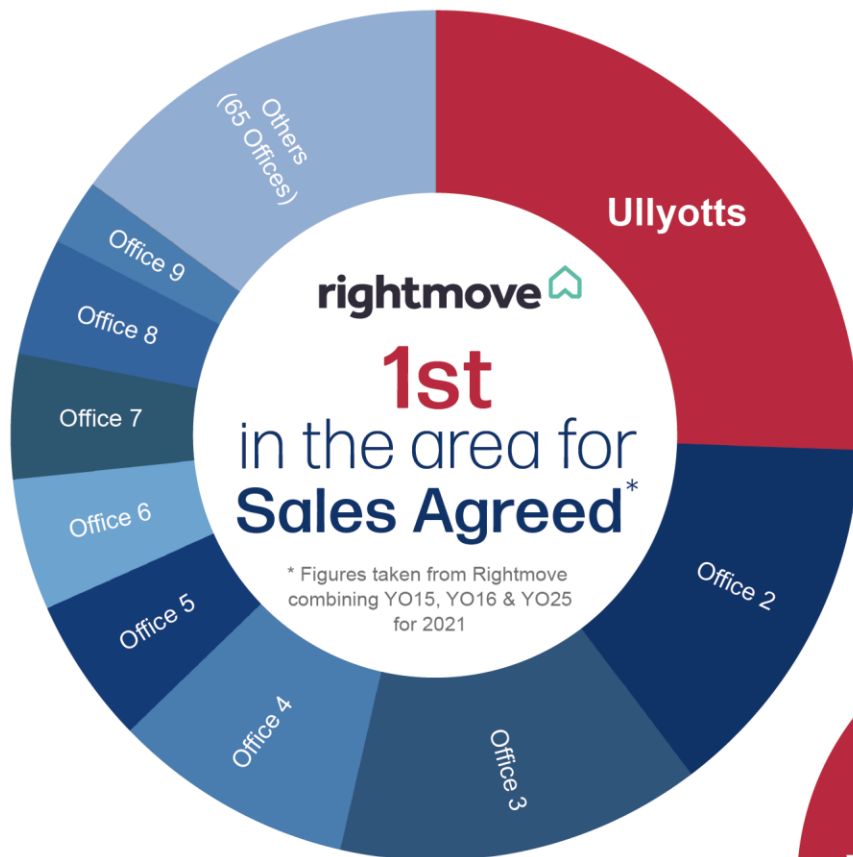


### First Floor






Approx. 58.9 sq. metres (634.2 sq. feet)



# Why Choose Ulllyotts?



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-  **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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EST 1891



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