



41 The Chase  
Drifffield  
YO25 5FJ

ASKING PRICE OF

**£485,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation

 4
  3
  3
  Extensive Parking
  Gas Central Heating

## 41 The Chase, Driffield, YO25 5FJ

A modern detached house which offers much more than the norm, located on a sizeable plot of approximately one third of an acre and as such provides extensive parking for multiple vehicles beyond its drive and oversized garage. There is also a fully gated additional parking area suitable for a caravan/motorhome etc, this being fully concealed from view. The gardens themselves are extremely extensive and border a mature tree belt further enhanced by additional trees which have been planted by the vendors. The exterior also offers an adjacent patio area with pergola and additional paved patio plus rolling lawns.

**Then there is the house itself...** Built by local developers GP Atkin Homes Ltd and benefitting from the remaining portion of an NHBC Guarantee, the vendors opted to change some of the interior and fittings beyond the usual already high specification offered by the developer. As such, the kitchen area enjoys granite worktops along with quality integrated NEFF appliances including oven, combination oven and microwave, induction hob plus extractor fan. There are also integrated concealed appliances which include full height refrigerator and separate freezer, dishwasher, washing machine amongst other features.

All interior doors are oak finished with polished chrome handles and the main entrance hall, leading into the open plan day room and kitchen, plus utility, feature an engineered oak floor.

The four bedrooms are all double sized with the master bedroom and guest bedroom both having an en-suite.

**In summary, this really is a property which could well tick all the boxes required by buyers who have multiple demands from both the house itself and also the exterior!**

### 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 Hall



Lounge



Study



Dayroom

## Accommodation

### ENTRANCE HALL

With engineered oak flooring which extends into the Study, Kitchen and Utility. Staircase leading off to the first floor. Cloaks rail. Radiator.

Contemporary oak finished interior doors with polished chrome furniture.

### LOUNGE

18' 9" x 11' 6" (5.72m x 3.53m)

With front facing and smaller side window. Radiator.

### STUDY

12' 1" x 8' 0" (3.69m x 2.46m)

With front facing window. Radiator.

### DAYROOM/DINING/KITCHEN

30' 11" x 12' 11" (9.44m x 3.95m)

Undoubtably, the hub of the house, again with engineered oak flooring and being divided into several undefined areas allowing the owner to have a useful living space plus dining area as well as a well-equipped kitchen. There are also doors leading out onto the rear patio.

The kitchen area features a wealth of contemporary kitchen units featuring base and wall mounted cupboards with granite worktops and integrated appliances. NEFF electric oven plus electric combination oven and microwave, electric induction hob with extractor over. Integrated concealed dishwasher and integrated concealed full height refrigerator plus matching freezer. Ceramic one and a half bowl sink with swan neck mixer tap and inset lighting.

Central island and seating area again with base cupboards and a granite worktop.

### UTILITY

8' 0" x 6' 6" (2.46m x 2m)

With base and wall mounted cupboards including full height ladder style cupboard and integrated wine refrigerator.

### CLOAKROOM/WC

With engineered oak flooring, low-level WC and vanity style wash and basin. Chrome heated towel radiator.

### FIRST FLOOR

#### LANDING

With built-in storage cupboard.



Dining Area



Kitchen



Kitchen



Utility

### MASTER BEDROOM

18' 9" x 11' 7" (5.73m x 3.55m)

With front facing window. Radiator.

### EN-SUITE

With feature walk-in shower having a glass side screen, low-level WC and vanity style wash hand basin. Contemporary tiling and chrome heated towel radiator.

### GUEST BEDROOM

13' 1" x 11' 4" (4m x 3.46m)

With rear facing window. Radiator.

### EN-SUITE

With shower enclosure plus low level WC and vanity style wash hand basin. Chrome heated towel radiator and contemporary tiling.

### BEDROOM 3

13' 1" x 11' 5" (4m x 3.48m)

With rear facing window. Radiator.

### BEDROOM 4

12' 1" x 9' 6" (3.69m x 2.9m)

With front facing window. Radiator.

### BATHROOM

With contemporary free-standing bath, shower enclosure low-level WC and vanity style wash hand basin. Fully tiled with contemporary tiling. Chrome towel radiator

### OUTSIDE

The property is well set back from the road behind a block paved drive which provides off-street parking for multiple vehicles and also an oversized single garage.

In addition, a further parking area has been created to the rear of the garage and would easily accommodate multiple vehicles. Adjacent to the house is a secure gated and fenced area which is suitable for stowage of a caravan or motorhome (out of sight).

The gardens are extensive and predominantly laid to lawn but also include a paved patio with pergola adjacent to the house and additional paved patio on the eastern boundary ... to catch the last of the evening sunshine!

The main part of the garden is predominantly lawned and is enclosed by a timber fence. The northern part of the garden enjoys views across to an established tree belt and the garden itself has been planted with numerous younger trees which complement this aspect.





Cloakroom/WC



En-Suite

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 174 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 E.

## ENERGY PERFORMANCE CERTIFICATE

Rating B.



Master Bedroom



Bedroom

## 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 Ulllyotts.

Regulated by RICS





En-Suite



Bedroom



Bedroom



Bathroom



Garden





Further Parking Area



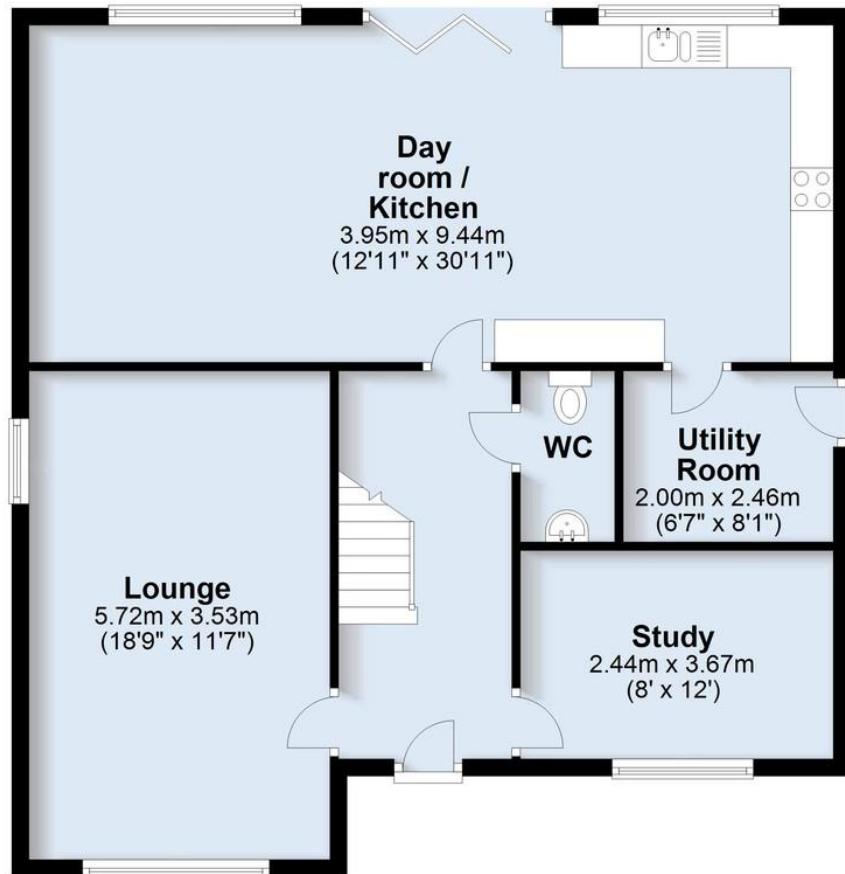
Secure gated area



The stated EPC floor area, (which may exclude conservatories),  
is approximately 174 sq m

## Ground Floor

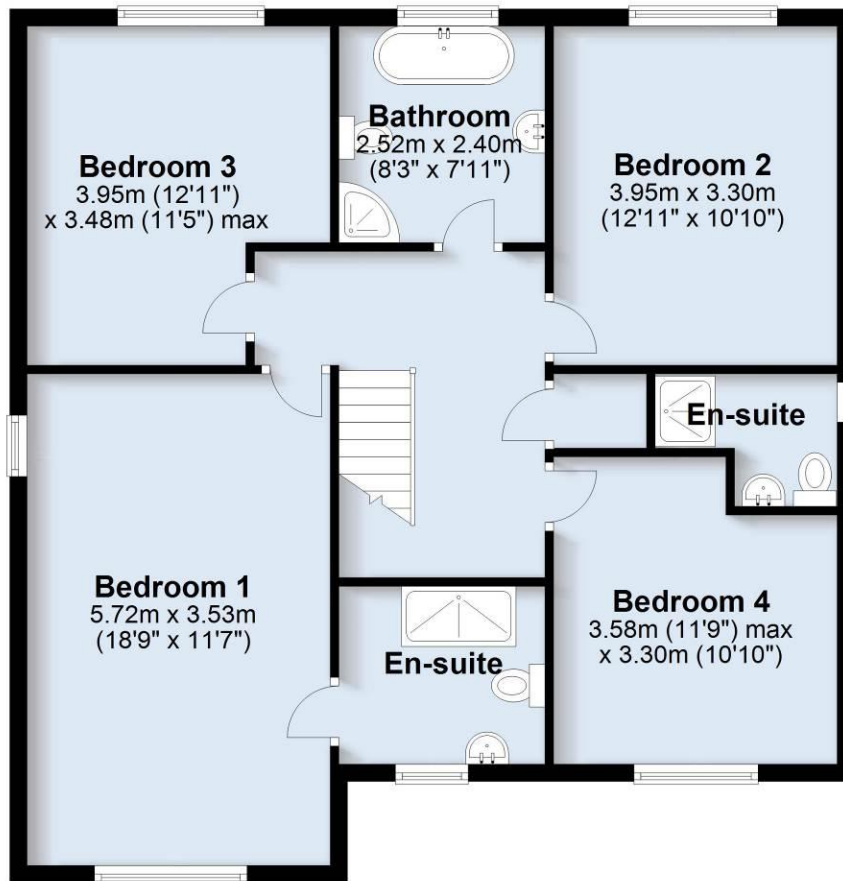
Approx. 85.2 sq. metres (917.6 sq. feet)





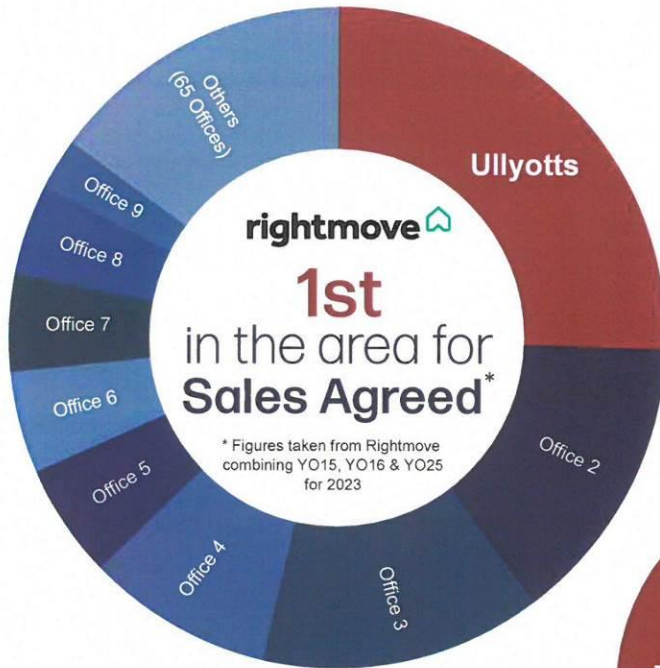
# First Floor

Approx. 85.2 sq. metres (916.9 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.



## Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*



# ■ Ulllyotts ■

EST 1891



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