



33 The Chase
Drifffield
YO25 5FJ

ASKING PRICE OF

£450,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 4  3  2  Double Garage  Gas Central Heating

33 The Chase, Driffield, YO25 5FJ

It is very difficult to find fault with this property which we are proud to show to the market.

Forming part of a very highly regarded area of Driffield and being built by local renowned developers G P Atkin homes Ltd, this double fronted home has been extended to the rear and now includes a lovely orangery with its own log burning stove - the perfect space from where to enjoy beautiful gardens which back onto the scenic grounds of Driffield School.

The plot itself is especially attractive with a wide frontage allowing parking for multiple vehicles in addition to the double garage. The gardens to the rear have been meticulously planned by the sellers and are a sheer joy to behold.

The already high specification of the developer was enhanced, at the vendors request, with the house now featuring full height fitted wardrobes in most bedrooms amongst other very attractive features.

The accommodation totals around 1800 square feet and has a layout which can accommodate many buyer types. The current

sellers opting to have a front facing lounge, dedicated study and large dining room with aforementioned orangery complementing the upgraded kitchen and utility. All bedrooms are generous doubles, the master bedroom having an en-suite.

In summary, this really is a property which has a lot to offer and very little will disappoint!

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.



Cloaks/WC



Lounge



Lounge



Study

Accommodation

ENTRANCE HALL

With built-in storage cupboard and staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

With low-level suite comprising WC and wash hand basin. Radiator.

LOUNGE

12' 7" x 11' 0" (3.84m x 3.37m)

With front facing bay window and coved ceiling. Radiator.

STUDY

10' 11" x 6' 6" (3.34m x 2m)

With front facing bay window and coved ceiling. Radiator.

DINING ROOM

16' 2" x 11' 0" (4.93m x 3.36m)

A superb, spacious room featuring coved ceiling and radiator. Open into:

ORANGERY/ DAY ROOM

9' 1" x 10' 5" (2.78m x 3.18m)

Offering delightful views onto the garden and featuring a delightful log burning stove as its focal point.

KITCHEN

17' 8" x 12' 10" (5.41m x 3.92m)

Extensively fitted with a wealth of modern kitchen units along with a freestanding island finished with marble worktops. Inset one and a half bowl composite sink with swan neck mixer tap and space and Range-style cooker having a double sized extractor fan over. Integrated fridge and freezer plus integrated dishwasher. The room provides plenty of space for a breakfast table and offers sliding doors leading out onto the rear garden. Inset ceiling lighting and coved ceiling.

UTILITY

9' 4" x 7' 2" (2.85m x 2.19m)

Along two walls with a worktop and incorporating a stainless steel sink plus space and plumbing for automatic washing machine and space and provision for a dryer. Large cupboard incorporating boiler. Coved ceiling.

LANDING

A superb gallery landing with spindled banister.

BEDROOM 1

14' 1" x 11' 1" (4.3m x 3.39m)

With rear facing window and range of full height wardrobes. Coved ceiling. Radiator.



Dining Room



Orangery/Dayroom



Kitchen



Kitchen

EN-SUITE

11' 1" x 4' 6" (3.39m x 1.39m)

With fully tiled walls and floor and featuring a walk-in shower, wash hand basin and WC. Heated towel radiator.

BEDROOM 2

13' 1" x 10' 11" (4m x 3.35m)

With front facing window and range of full height wardrobes. Coved ceiling and radiator.

BEDROOM 3

11' 10" x 10' 11" (3.61m x 3.35m)

With rear facing window and built-in range of full height wardrobes. Coved ceiling and radiator.

BEDROOM 4

11' 1" x 9' 10" (3.4m x 3m)

With front facing window coved ceiling and radiator.

BATHROOM

8' 10" x 6' 3" (2.7m x 1.92m)

Having been re-modelled to accommodate a large shower, in addition to a bath. The room also features a wash basin and WC plus heated towel radiator. Fully tiled walls.

OUTSIDE

The property stands on a very attractive plot with a wide frontage and as such offers extensive off-street parking in

addition to the drive which leads to a double garage.

The rear garden has been delightfully landscaped by the vendor and is a true credit to them, featuring various planted beds and relatively mature planting schemes. There is a large patio immediately to the rear of the house and beyond the rearmost boundary are the grounds of Driffield school.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 164 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.



Utility



Bedroom



En-Suite



Bedroom

COUNCIL TAX BAND

Band E.

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.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Bedroom



Bathroom



Garden

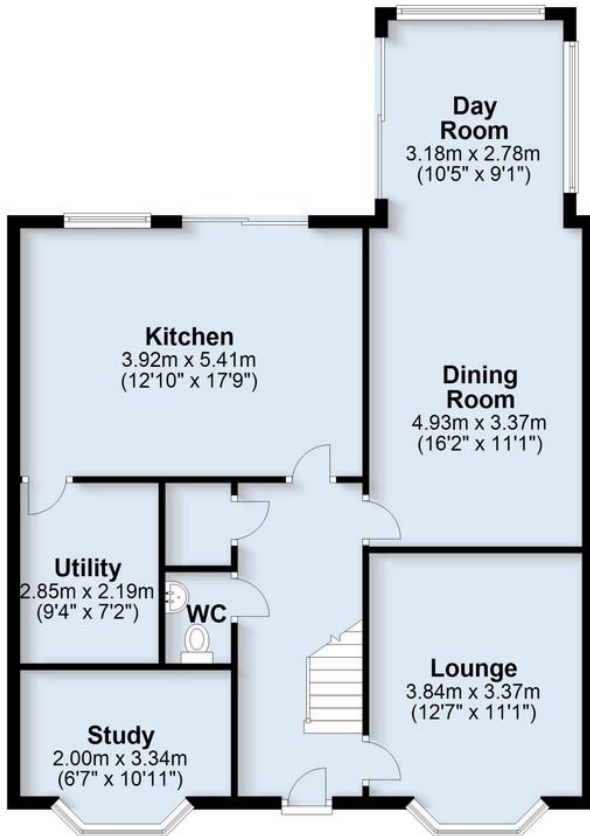


Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 164 sq m

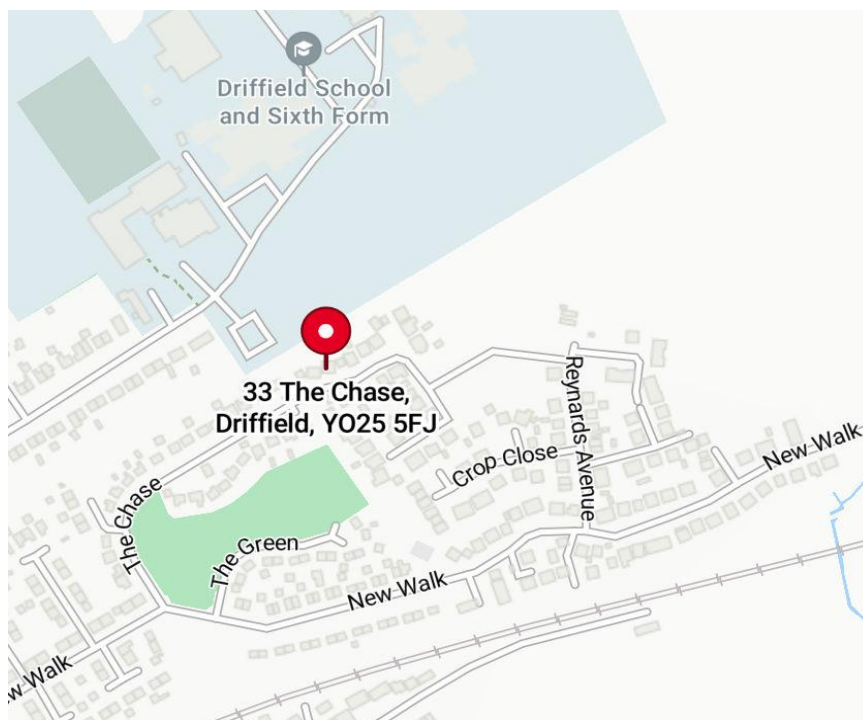
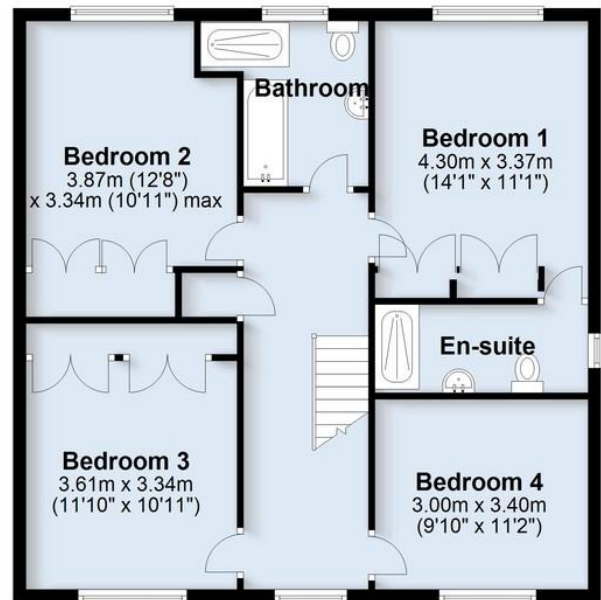
Ground Floor

Approx. 88.9 sq. metres (957.0 sq. feet)



First Floor

Approx. 79.5 sq. metres (855.3 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



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



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