



16 Magnolia Close
Drifffield
YO25 6QU

ASKING PRICE OF

£215,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



16 Magnolia Close, Driffield, YO25 6QU

An exceptionally attractive semi-detached house which combines several rare attributes including a great location with open views over 'Kings Mill pasture' to the rear, extensive parking to the front, including a garage plus additional parking to the side suitable for vehicles such as a caravan, motorhome et cetera. **The property is also in a fully refurbished condition and READY FOR IMMEDIATE OCCUPANCY!**

The accommodation on offer includes lounge with dining area, fitted kitchen with appliances, ground floor WC, three good-sized bedrooms along with house bathroom.

Externally, the rear garden is well planned featuring circular, brick edged lawns which give way to open views beyond.

The cul-de-sac itself comprises various dwelling styles from smaller bungalows through to large detached houses and is within convenient distance of the town centre.

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



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

CLOAKROOM/WC

With low level WC and corner wash hand basin. Radiator.

LOUNGE

15' 11" x 13' 11" (4.86m x 4.26m)

With a front facing window, this is a particularly spacious room with open plan staircase leading off to the first floor. Fitted laminate flooring and fire surround with electric fire in situ.

Coved ceiling. Radiator. Opening into:

DINING ROOM

9' 10" x 7' 7" (3m x 2.33m)

With laminate floor continuing from the lounge. French doors leading onto the rear garden and coved ceiling. Radiator.

KITCHEN

9' 6" x 7' 10" (2.9m x 2.39m)

Well fitted along three walls with a range of base and wall mounted cupboards finished with panelled doors with a co-ordinating worktop over and including ceramic sink with swan neck mixer tap, electric fan oven and induction hob with extractor over. Space for a fridge freezer. Built-in under stairs storage cupboard and door to the exterior.

FIRST FLOOR

BEDROOM 1

12' 7" x 7' 10" (3.85m x 2.39m)

With front facing window. Radiator.

BEDROOM 2

11' 2" x 8' 2" (3.42m x 2.51m)

With rear facing window. Radiator.

BEDROOM 3

7' 9" x 7' 7" (2.37m x 2.32m)

With front facing window. Radiator.

BATHROOM

Contemporary suite in white with attractive tiling to the walls and around the bath area including shower over the bath with side screen. Built-in storage cupboard and heated towel radiator.

OUTSIDE

The property stands back from the road behind a block paved front forecourt which provides off-street parking for multiple vehicles. Block paving extends in front of the single garage (with plumbing for a washing machine and tumble dryer) and



Landing



Bathroom



Bedroom



Bedroom

has an up and over door. There is also an additional block paved area to the side of the garage suitable for further parking of vehicles such as a caravan/motorhome et cetera.

To the rear of the property is a further area of block paving and this gives way to a landscaped area of garden featuring shaped lawns with brick edging. The garden is fully enclosed with a timber fence and beyond the rear boundary is Kings Mill pasture.

The plot on which the property is situated lends itself for further development such as extending the house or even extending the garage - or both!

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 73 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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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

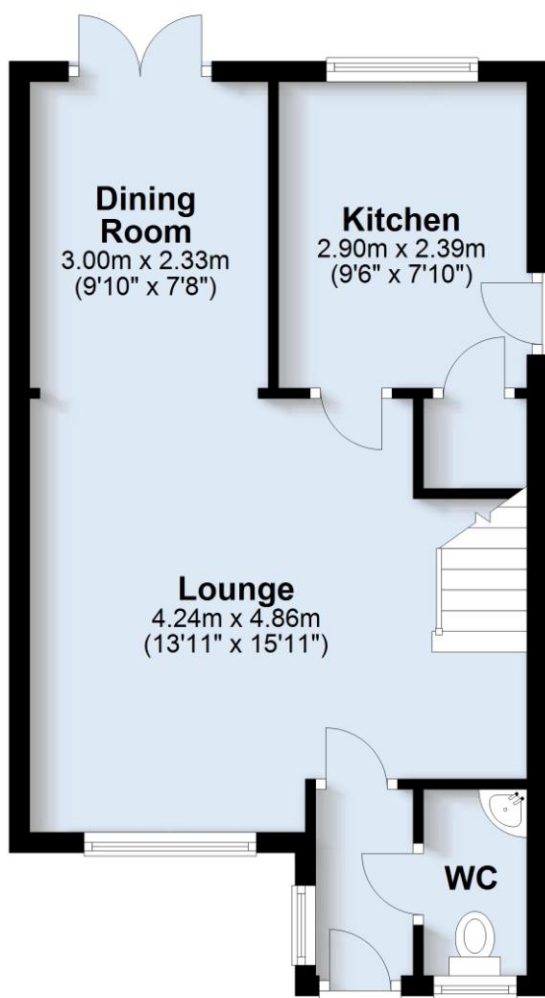


Additional blockpaved area

The stated EPC floor area, (which may exclude conservatories),
is approximately 73 sq m

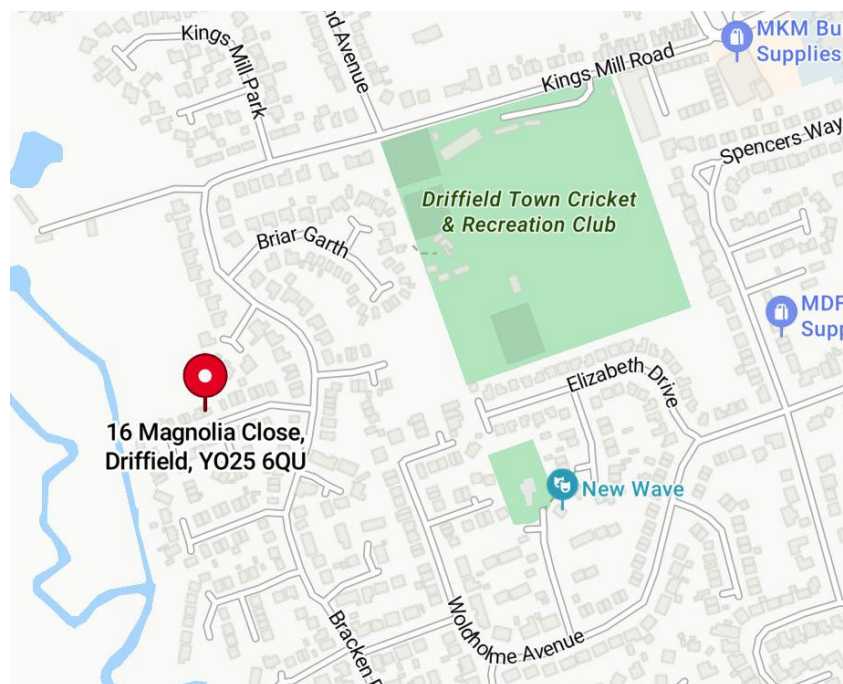
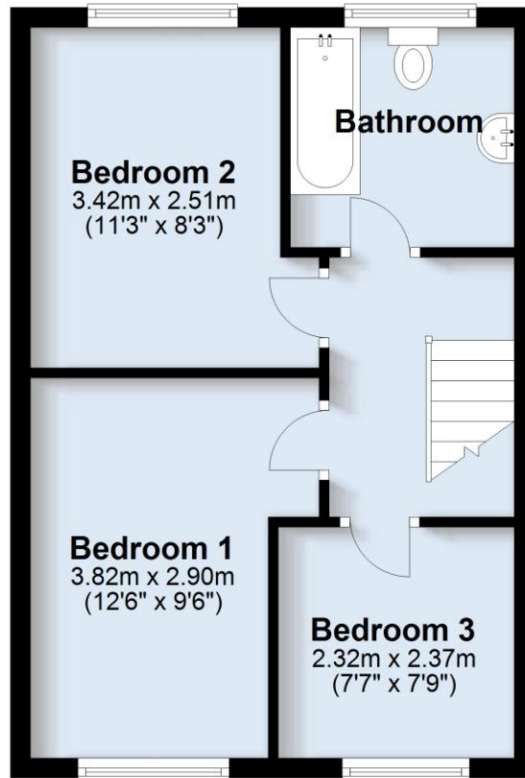
Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



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