



22 Kendale View  
Drifffield  
YO25 5YY

ASKING PRICE OF

**£275,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden

 4    2    2    Off road parking    Gas Central Heating

## 22 Kendale View, Driffield, YO25 5YY

Located within an attractive, and much sought-after, residential development and benefitting from a good-sized, established garden to the rear and open green space beyond, this is a superb detached house, offered at a competitive price to attract early interest.

The property has been maintained to an excellent standard by the seller, however, may now benefit from some updating which, if done by the new owner, would result in a quite charming home in a lovely setting!

The accommodation on offer includes entrance hall with cloakroom and WC, front facing lounge, separate dining room and kitchen which has been combined within many properties of a similar nature, master bedroom with en-suite plus three further bedrooms and house bathroom.

There is vehicle access to the side providing parking for multiple vehicles and this leads to a single attached garage.

### 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

With staircase leading off to the first floor and double doors leading into the lounge.

### CLOAKROOM/WC

With low level WC and wash hand basin.

### LOUNGE

18' 0" x 10' 10" (5.51m x 3.31m)

With front facing bay window plus additional front facing window. Fireplace with hearth and gas fire in situ. Coved ceiling. Radiator.

### DINING ROOM

10' 7" x 8' 6" (3.25m x 2.6m)

With rear facing patio doors. Radiator.

### KITCHEN

13' 7" x 9' 0" (4.15m x 2.75m)

Fitted range of kitchen units with base and wall mounted cupboards with co-ordinating worktops, the kitchen units finished with panelled doors and integrated appliances which include electric double oven plus electric hob and integrated dishwasher. Ceramic tiled floor plus inset sink with single drainer. Space and plumbing for automatic washing machine and door leading out to the rear.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10' 8" x 9' 6" (3.26m x 2.9m)

With square bay window and fitted range of bedroom furniture including wardrobes and bedside cupboards with overhead lockers. Radiator.

#### EN-SUITE

With corner shower cubicle, low-level WC and wash hand basin. Fully tiled walls and chrome heated towel rail.

#### BEDROOM 2

10' 7" x 8' 11" (3.25m x 2.73m)

With rear facing window and built-in wardrobes. Radiator.

#### BEDROOM 3

10' 8" x 6' 6" (3.26m x 2m)

With front facing window and fitted range of wardrobes. Radiator.

#### BEDROOM 4

8' 10" x 6' 5" (2.71m x 1.97m)

Radiator.





Bedroom



Bedroom



Bedroom



Bathroom

**BATHROOM**

With suite comprising panelled bath having a shower over and glass side screen and wash hand basin. Heated towel radiator. Splash back tiling.

**OUTSIDE**

The property stands proudly at the head of a cul-de-sac. A block paved drive provides off-street parking and access to a single attached garage.

To the rear of the property is a delightful area of garden featuring a tree-lined boundary. Immediately adjacent to the house is a paved patio and this gives way to a shaped area of lawn with planted beds.

**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 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



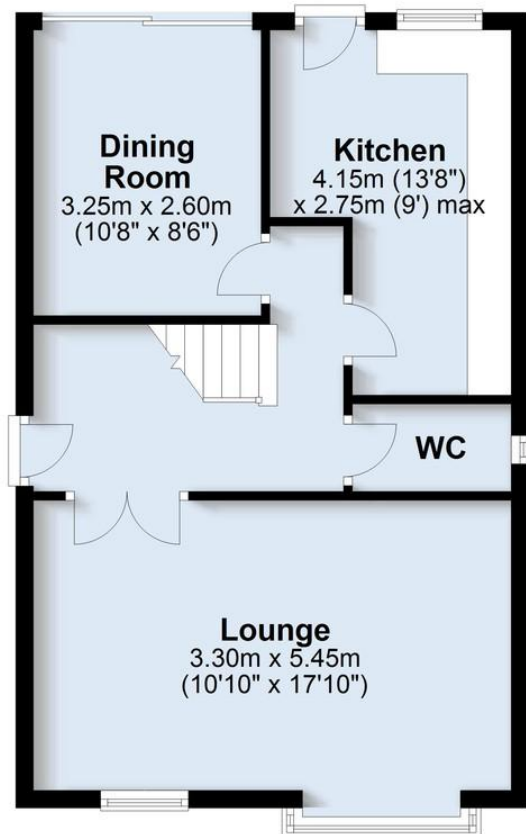


Rear Elevation

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

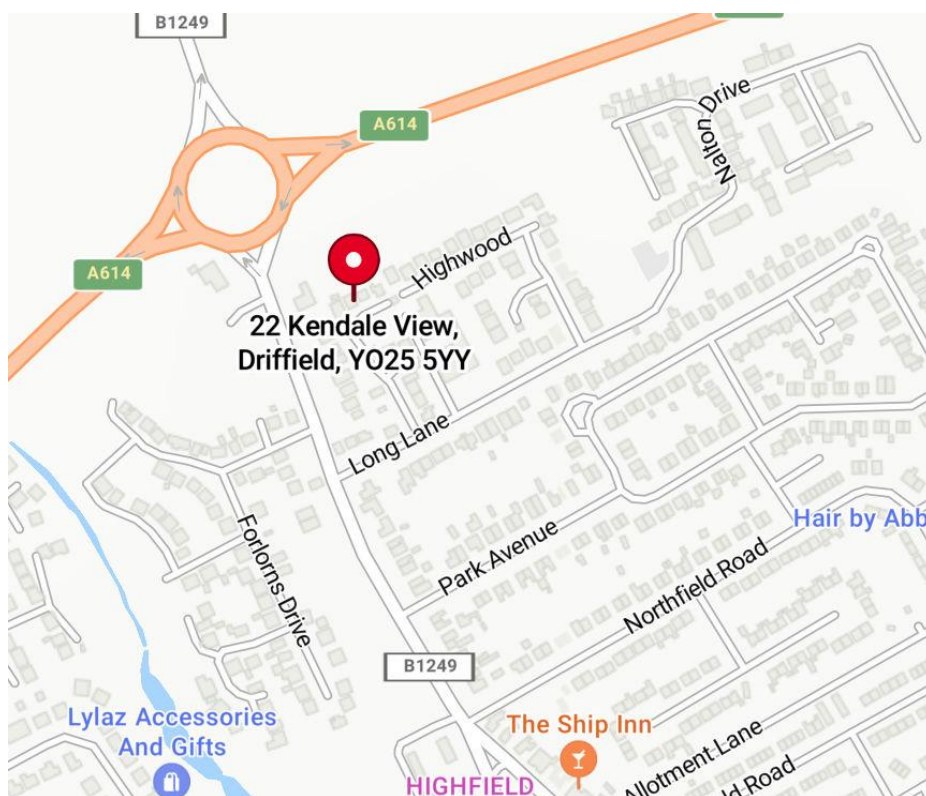
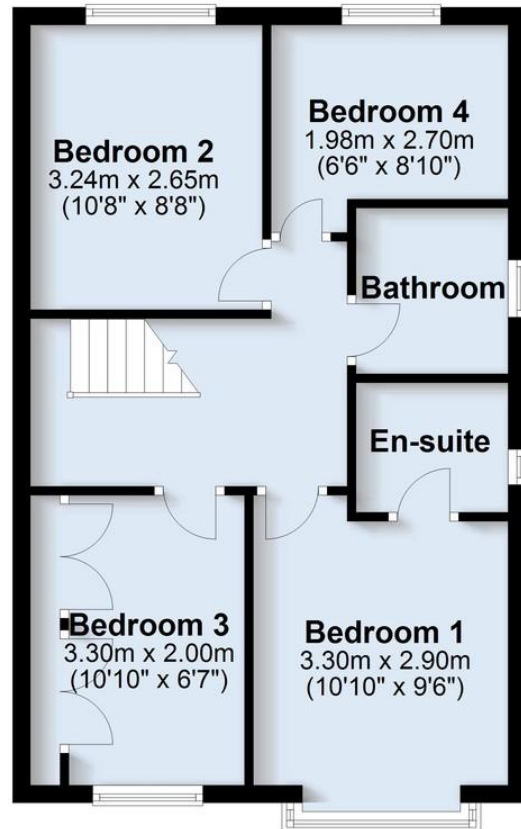
## Ground Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



## First Floor

Approx. 47.3 sq. metres (509.4 sq. feet)





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