



21 Fieldfare
Drifffield
YO25 5HL

ASKING PRICE OF

£335,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



21 Fieldfare, Drifffield, YO25 5HL

A superb detached house in a popular, residential location, close to Bridlington Road being situated on a good plot with attractive enclosed gardens to the rear, additional side patio and double garage along with additional parking to the front.

Certainly, this is a property which will have a wide appeal given its generously proportioned accommodation which includes dedicated front facing lounge, dining room or second reception room, conservatory plus additional study. The kitchen is well fitted with space for a breakfast table and there is also a separate utility room. The first floor will not disappoint with a master bedroom and en-suite, fitted with range of wardrobes, three further bedrooms [all with fitted wardrobes] and house bathroom.

The property is presented to an excellent standard throughout and given the interior combined with what is a delightful plot, this is a real find!

DRIFFIELD

Drifffield 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



Dining Room



Conservatory

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor having a spindled bannister. Radiator.

CLOAKROOM/WC

With low-level WC and pedestal wash hand basin. Radiator.

STUDY

6' 11" x 6' 5" (2.13m x 1.96m)

With side facing window. Radiator.

LOUNGE

14' 1" x 13' 8" (4.3m x 4.17m)

With front facing square bay window, ornate fire surround with gas fire in situ and radiator. Door leading into:

DINING ROOM

10' 9" x 8' 11" (3.29m x 2.72m)

With rear facing French doors leading into the conservatory. Radiator.

CONSERVATORY

10' 5" x 8' 8" (3.2m x 2.66m)

Fully glazed and having French doors leading out to the garden.

BREAKFAST KITCHEN

16' 6" x 8' 9" (5.04m x 2.67m)

With a good range of base cupboards with drawers and contrasting worktops over plus wall mounted cupboards to match. Integrated electric oven and grill plus hob with extractor over, inset sink with single drainer and integrated dishwasher. Space suitable for a breakfast table. Radiator.

UTILITY

7' 0" x 5' 9" (2.14m x 1.76m)

Fitted with a similar range of kitchen units. Inset sink with single drainer. Space and plumbing for automatic washing machine. Door to rear. Radiator.

FIRST FLOOR

LANDING

MASTER BEDROOM

14' 2" x 9' 8" (4.33m x 2.95m)

With front facing window and built-in range of wardrobes. Radiator.

EN-SUITE

With Quadrant shower enclosure, low-level WC and pedestal wash basin. Radiator.



Kitchen



Utility Room



Bedroom



En-suite

BEDROOM 2

12' 10" x 9' 10" (3.92m x 3m)

With front facing window. Radiator. Fitted wardrobes.

BEDROOM 3

11' 2" x 9' 4" (3.42m x 2.85m)

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

BEDROOM 4

9' 11" x 6' 9" (3.04m x 2.07m)

With rear facing window and built-in wardrobes. Radiator

BATHROOM

With panelled bath having tiled splash backs, low level WC and vanity style wash hand basin. Radiator.

OUTSIDE

The property is well set back from the road behind a good front forecourt which provides parking for multiple vehicles. It also provides access to a double garage with twin up and over doors. To the rear of the property is a good-sized expanse of enclosed garden which is predominantly laid to lawn whilst also having a paved patio and side borders. In addition, there is a useful strip of patio to the side of the property.

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 E.

ENERGY PERFORMANCE CERTIFICATE

Rating C.



Bedroom



Bedroom



Bedroom



Bathroom

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

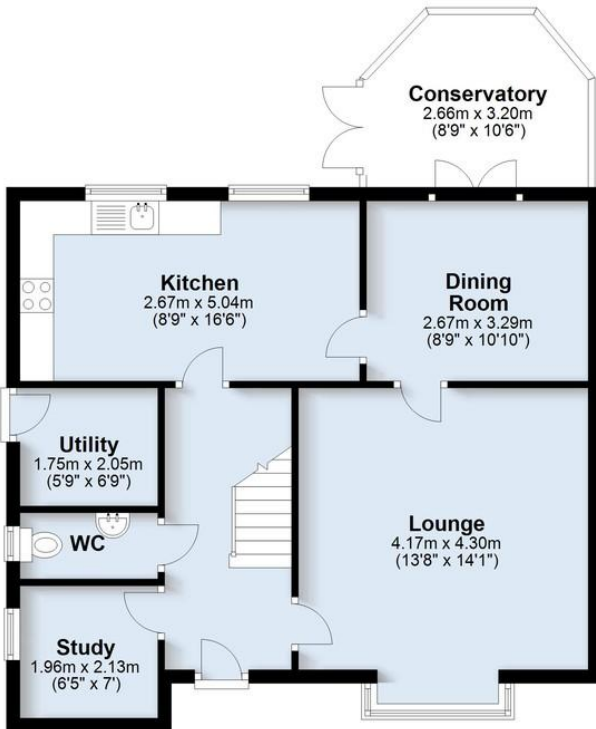


Garden

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

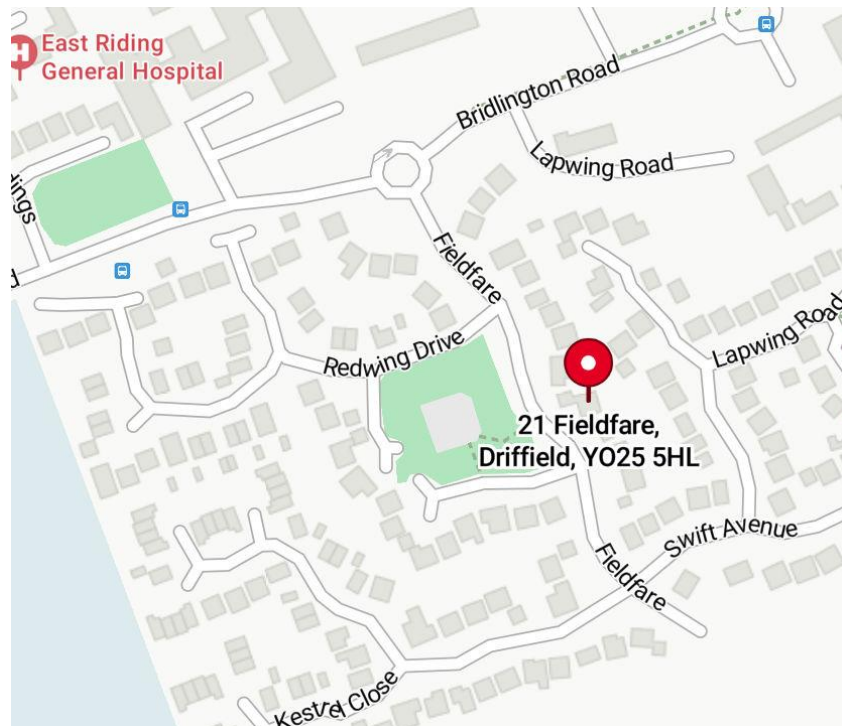
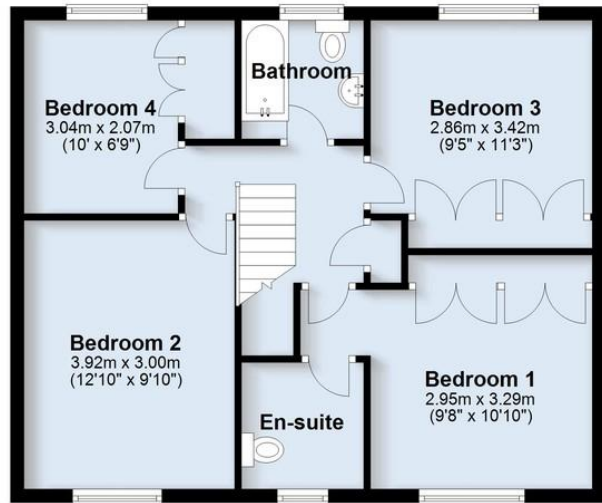
Ground Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.8 sq. feet)



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