



4 Crop Close
Drifffield

YO25 5BF

SHARED OWNERSHIP

£129,000

3 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456



Lounge



3



1



1



Off Road
Parking



Gas Central Heating

4 Crop Close, Driffield, YO25 5BF

An opportunity to purchase a modern semi-detached home on a shared ownership basis (100% shares are available) subject to status.

A semi-detached house which was originally built by G P Atkin Homes Ltd to the usual high standard located within a cul-de-sac development of properties of varying styles. The accommodation on offer includes open plan lounge with kitchen, cloakroom/WC, three first floor bedrooms and bathroom.

Purchasing on a shared ownership basis means that the deposit required for a mortgage can be significantly reduced and a market rent is payable for the remaining portion.

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.



Kitchen



Lounge



Bedroom 1



Bedroom 1

Accommodation

ENTRANCE HALL

With fitted laminate flooring and built-in utility cupboard featuring plumbing for automatic washing machine. Radiator.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Laminate flooring. Radiator.

KITCHEN/LOUNGE

26' 1" x 15' 7" (7.96m x 4.77m)

[maximum measurements]. A superb open plan space which combines main living area which can accommodate a dining space plus well fitted kitchen. The kitchen area featuring a range of contemporary units featuring glossy doors and including base and wall mounted cupboards. One and a half bowl stainless steel sink with base cupboard beneath and integrated appliances including electric oven and hob with extractor over. Built-in boiler cupboard and fitted laminate flooring which extends into the main living room.

Lounge area features the staircase leading to the first floor and double French doors out onto the rear garden. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

15' 8" x 10' 2" (4.8m x 3.1m)

A spacious master bedroom enjoying twin front facing windows. Radiator.

BEDROOM 2

9' 8" x 9' 6" (2.95m x 2.9m)

With rear facing window. Radiator.

BEDROOM 3

11' 9" x 5' 10" (3.6m x 1.8m)

With rear facing window. Radiator.

BATHROOM

Suite comprising bath with shower over and glass side screen, low-level WC and pedestal wash hand basin.

OUTSIDE



Bedroom 2



Bedroom 2



Bathroom



Garden

The property is set back from the road behind its own front forecourt. There is a block paved drive which provides off-street parking to the side.

To the rear of the property is an enclosed area of garden including patio immediately adjacent to the house.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 78 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 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

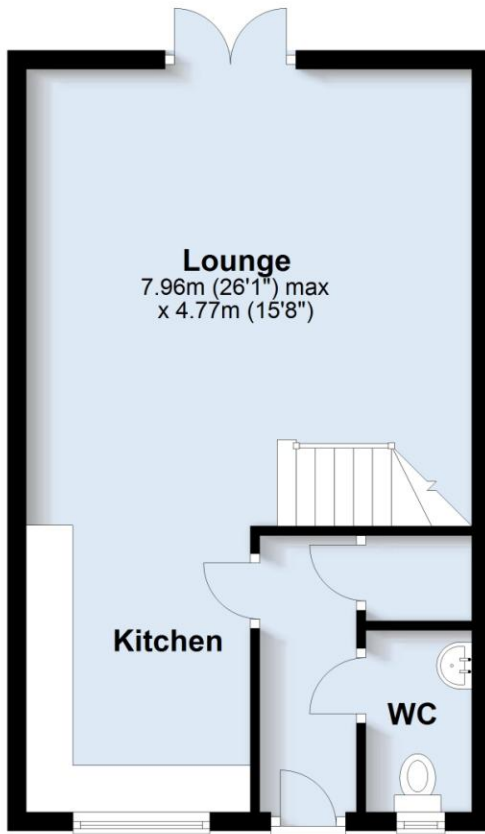
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 78 sq m

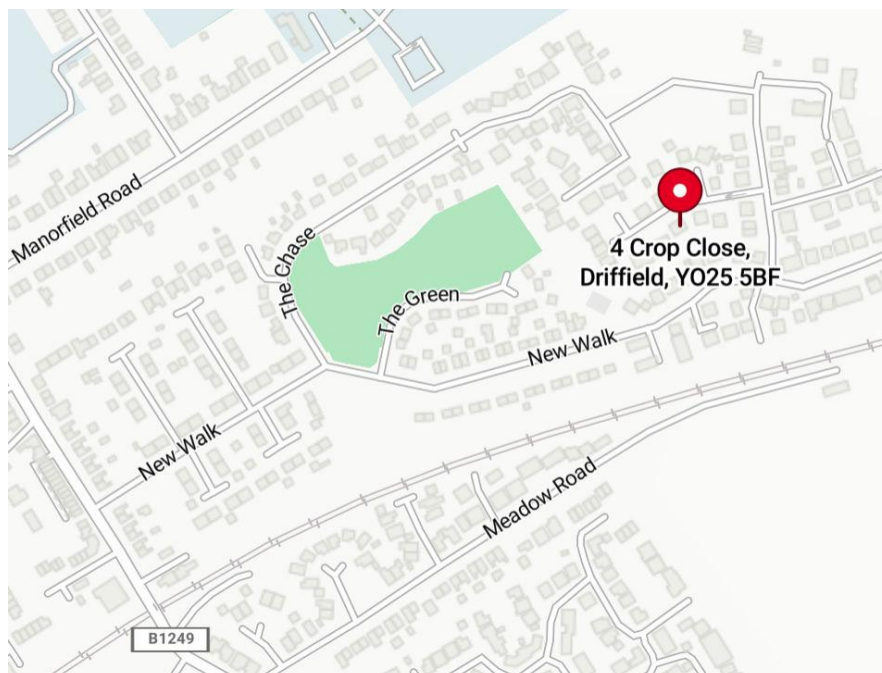
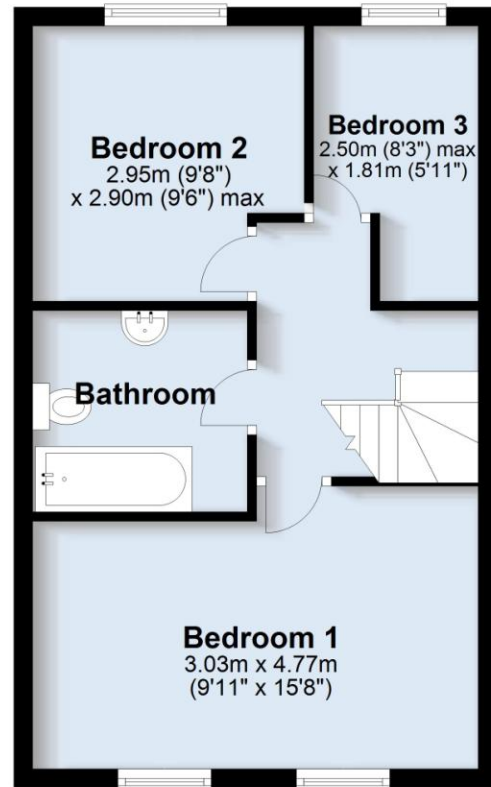
Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Why Choose Ulllyotts?



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Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
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- ✓ **Competitive Fees**
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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.

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