



11 Bethell Walk  
Drifffield  
YO25 5PD

ASKING PRICE OF

**£280,000**

4 Bedroom Link-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Conservatory

 4
  2
  2
  Garage & Private EV Charging
  Gas Central Heating

## 11 Bethell Walk, Driffield, YO25 5PD

Located within an established and popular residential area, **this is a superb home which is offered to the market at a competitive price with the ideal buyer perhaps being a family looking for spacious bedrooms.** Indeed, ground floor accommodation is also family orientated with a front facing lounge and dedicated dining room plus well fitted kitchen with quality units and upgraded worktops. The kitchen also includes a wealth of integrated appliances and delightful views over the garden. The ground floor accommodation also benefits from a downstairs cloakroom/WC. On the first floor is a master bedroom with en-suite, three further bedrooms plus house bathroom.

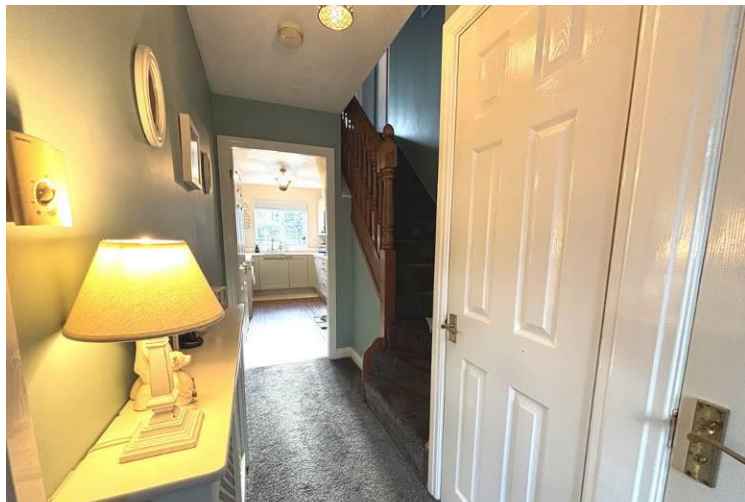
**Externally, there is good off-street parking via a driveway which leads to a covered carport and this in turn leads to a single garage whilst to the rear is an enclosed area of garden.**

### 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.





Entrance Hall



Lounge



Kitchen



Dining Room

## Accommodation

### ENTRANCE HALL

With quarter turn staircase leading off to the first floor.

Radiator.

### CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

### LOUNGE

17' 0" x 10' 9" (5.2m x 3.3m)

With front facing window and coved ceiling plus traditional style fire surround with gas flame fire in situ. Radiator.

### KITCHEN

14' 2" x 7' 11" (4.33m x 2.43m)

Extremely well fitted with a wealth of modern kitchen units featuring Shaker style doors and solid worktops including two electric ovens, multi-ring gas hob with extractor over and integrated dishwasher. Inset one and a half bowl sink with mixer tap and space and plumbing for an automatic washing machine. Wood effect flooring.

### DINING ROOM

11' 0" x 9' 4" (3.37m x 2.85m)

With double doors leading out into the conservatory. Coved ceiling. Radiator.

### CONSERVATORY

With ceramic tiled floor and pitched roof and offering views across the garden. External door.

### FIRST FLOOR

#### MASTER BEDROOM

11' 9" x 10' 8" (3.59m x 3.27m)

With front facing window. Radiator.

#### EN-SUITE

With suite comprising low-level WC and pedestal wash hand basin plus shower enclosure having a plumbed-in shower. Radiator.

#### BEDROOM 2

11' 1" x 10' 9" (3.4m x 3.29m)

With rear facing window. Radiator

#### BEDROOM 3

13' 1" x 9' 7" (4m x 2.94m)

With front facing window. Radiator

#### BEDROOM 4

7' 4" x 6' 7" (2.24m x 2.02m)

With front facing window plus built-in storage cupboard. Radiator.





Bedroom



Bedroom



Bedroom



Bathroom

## BATHROOM

With suite comprising low-level WC, pedestal wash hand basin and panelled bath. Half tiling to walls. Radiator.

## OUTSIDE

The property stands back from the road behind an area of front lawn with planted border. There is a block paved drive which leads to a covered carport and in turn leads to a single garage.

To the rear of the property is an enclosed area of lawned garden with side planted borders.

## 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 C.

## ENERGY PERFORMANCE CERTIFICATE

Rating C.

## 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.

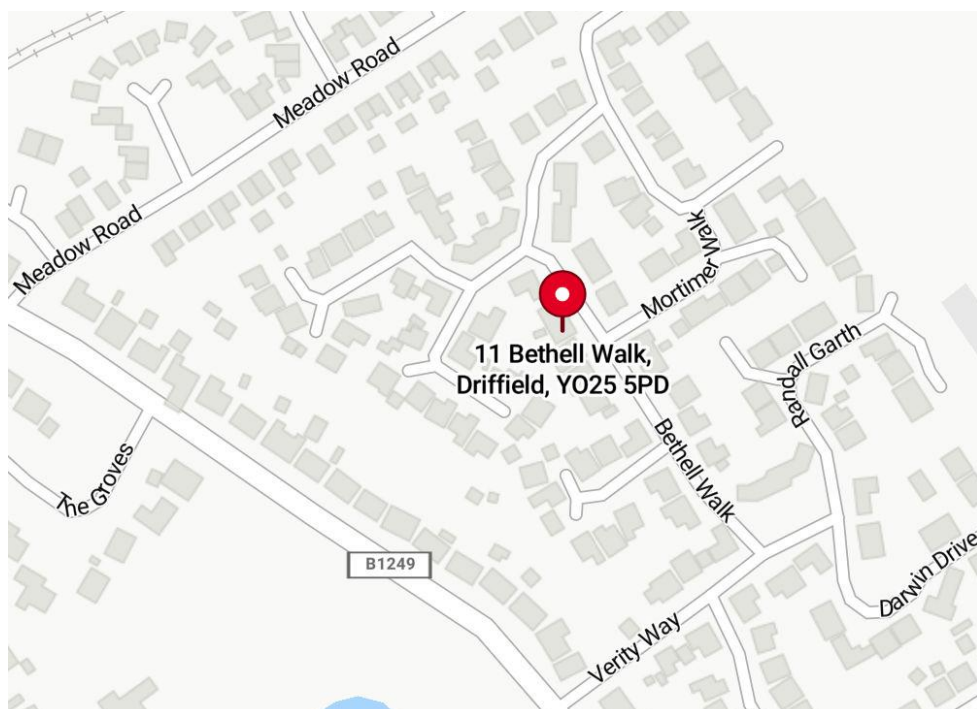
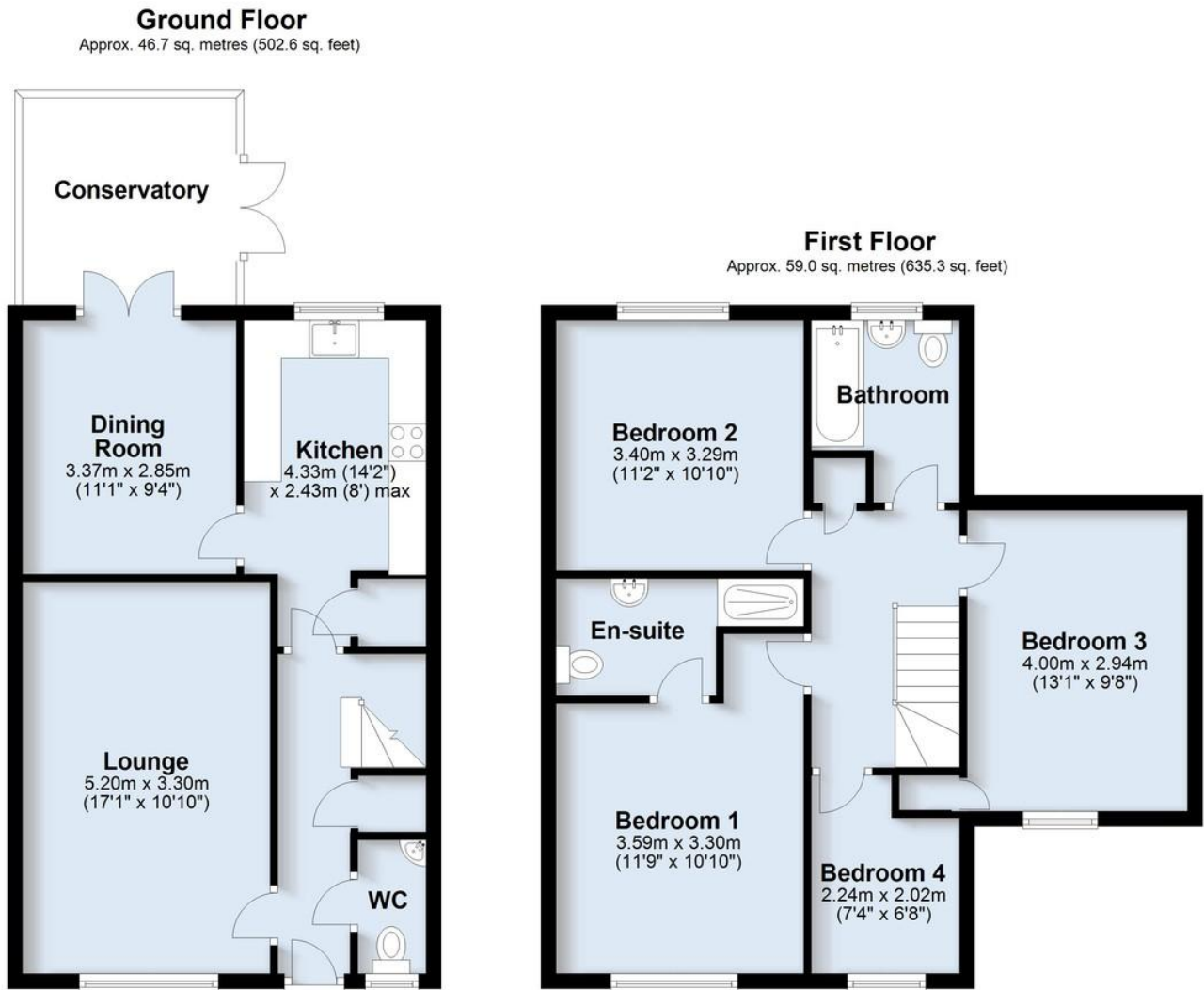
Regulated by RICS





Garden

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





# Why Choose Ulllyotts?



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**We will never be  
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