



3 Redwood Gardens
Off Beverley Road
Drifffield, YO25 6XA

ASKING PRICE OF

£375,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Day Room/Kitchen

 4
  2
  2
  Double Garage
  Gas Central Heating

3 Redwood Gardens, Drifffield, YO25 6XA

Built during the late 1990s, this is a relatively modern detached house located within an extremely attractive exclusive cul-de-sac, off Beverley Road, formed by only a handful of dwellings within quiet 'leafy' surroundings. In addition to this, the property has the distinct advantage of being extremely convenient for access into the town centre, by foot, which is within a relatively short level walking distance. The train station is only approximately within a four minute walk.

The accommodation on offer includes spacious lounge which could easily accommodate a dining table, dayroom and kitchen, which again is versatile enough to become a dining kitchen, separate utility and cloakroom/WC plus 4 bedrooms (one en-suite) and bathroom on the first floor.

Externally, there is off street parking with a side drive that leads to a double garage with twin doors.

To the rear of the property is a private expanse of garden that is landscaped and also features a range of planted borders.

In summary, this is a property, the type of which is seldom available and certainly, rare in this location.

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



Lounge



Kitchen

Accommodation

ENTRANCE HALL

With solid wood floor and feature staircase leading off to the first floor having a built-in under stairs storage cupboard. Radiator.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

LOUNGE

19' 1" x 11' 10" (5.84m x 3.61m)

With solid wood floor and feature solid fuel stove within a chimney breast niche having a timber overmantel feature and tiled hearth. Double panelled radiator and coved ceiling plus French doors leading out onto the rear.

DAY ROOM/KITCHEN

20' 11" x 12' 11" (6.38m x 3.94m)

A particularly versatile room which is currently used as a dining room plus kitchen but could easily accommodate a small sofa and additional TV, if required, dependent on the owner's preference. French doors leading out onto the rear garden, double panelled radiator and inset lighting. The kitchen area being fitted along three walls with a range of base and wall mounted cupboards with worktops plus an additional low level

seating area again with a worktop above. Space for a Range style cooker with extractor hood over, integrated dish washer and ceramic sink with single drainer and mixer tap. Tiled floor.

UTILITY

10' 5" x 5' 8" (3.18m x 1.75m)

With fitted worktop along one wall, space and plumbing for automatic washing machine and wall hung boiler. Door to the exterior.

FIRST FLOOR

LANDING

With built-in storage cupboard.

BEDROOM 1

13' 0" x 12' 8" (3.98m x 3.87m)

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

EN-SUITE

With low level WC and Quadrant shower cubicle plus pedestal wash hand basin. Fully tiled walls and tiled floor.



Landing



Bedroom



En-suite



Bedroom

BEDROOM 2

11' 10" x 9' 4" (3.61m x 2.87m)
With rear facing window. Radiator.

BEDROOM 3

9' 4" x 7' 11" (2.86m x 2.42m)
With rear facing window. Radiator.

BEDROOM 4

11' 10" x 9' 6" (3.61m x 2.9m)
With front facing window. Radiator

BATHROOM

With bath having a shower over featuring glass screen, vanity area incorporating wash hand basin and WC. Fully tiled walls and floor.

OUTSIDE

The property is accessed via a private drive cul-de-sac with vehicle access onto a private car parking area in front of a double garage. The garage features twin doors, electric power and lighting plus personal door to the side.

To the rear of the property is a relatively low maintenance area of garden featuring large expanse of slate filled patio plus additional paved patio immediately to the rear of the house. There are various raised planted beds along with mature shrubs and trees plus timber shed.

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.



Bedroom



Bedroom



Bathroom



Landscaped garden

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band E.

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



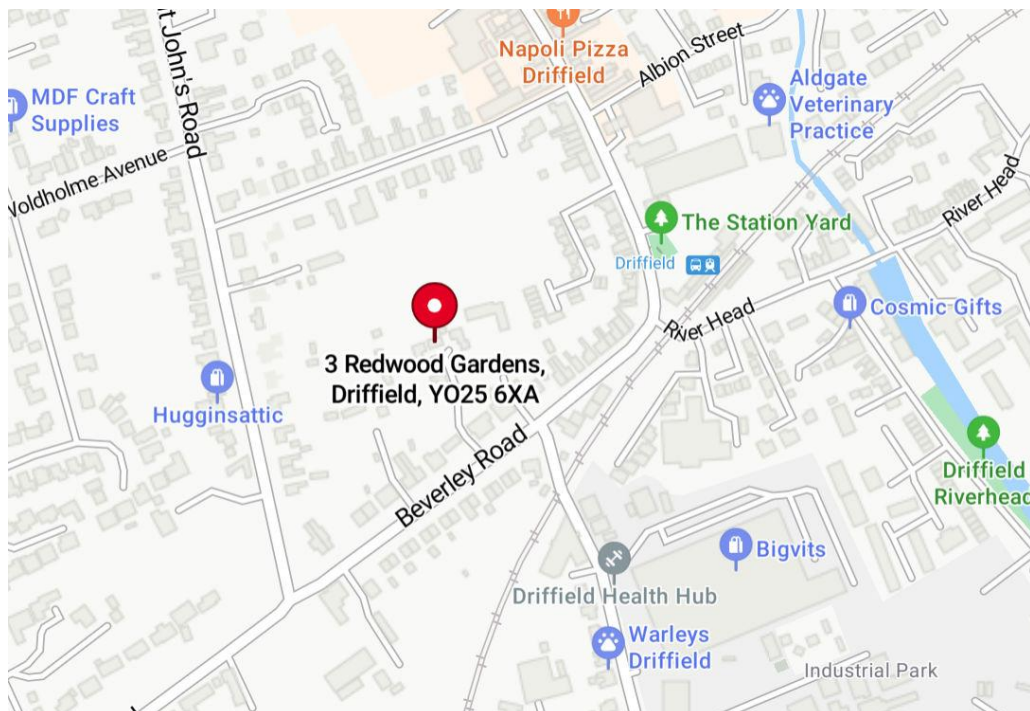
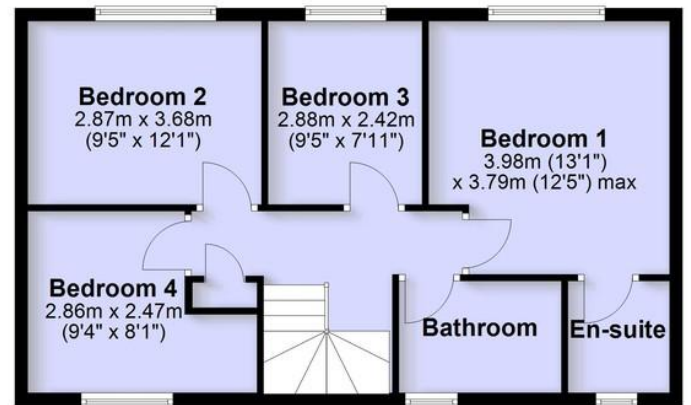
Rear Elevation

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

Ground Floor



First Floor



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