



5 Curlew Close
Drifffield

YO25 5HH

ASKING PRICE OF

£250,000

3 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01377 253456



Side Elevation

 3

 1

 2

 Garage & Off Road Parking

 Gas Central Heating

5 Curlew Close, Driffield, YO25 5HH

A modern double fronted detached house located within a popular, established setting, conveniently situated for access into Driffield as well as local schools and sports centre.

The property is located within a particularly attractive setting on the development having a fairly 'relaxed' feel and has been enhanced by the addition of a large conservatory directly off the lounge giving access into the garden. The property is presented to an excellent standard throughout and offers three bedroom accommodation together with two reception rooms and fitted kitchen with appliances.

There is vehicle access via a drive to the rear of the property which leads to a single garage.

The gardens are enclosed and offer a good degree of privacy.

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



Conservatory



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

With staircase leading up to the first floor. Radiator.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

LOUNGE

15' 9" x 10' 0" (4.81m x 3.07m)

Very attractive room with front facing window, side French doors leading into the conservatory, radiator and wood effect flooring.

CONSERVATORY

23' 9" x 9' 10" (7.26m x 3m)

A conservatory of very generous proportions offering views to all aspects and featuring double French doors leading into the garden. Laminate floor.

DINING ROOM

9' 8" x 8' 5" (2.96m x 2.59m)

With front facing window and wood effect laminate flooring. Radiator.

KITCHEN

16' 4" x 7' 0" (5m x 2.15m)

Fitted with a range of modern kitchen units featuring sleek handles in contrasting white and grey. Granite worktop and inset one and a half bowl sink with single drainer and mixer tap. Space for a fridge and a freezer plus integrated electric oven and four ring gas hob with pull out extractor. Wood effect laminate flooring. Radiator.

FIRST FLOOR

LANDING

With rear facing window.

BEDROOM 1

12' 9" x 8' 10" (3.9m x 2.71m)

With front facing window. Radiator.

EN-SUITE

With shower enclosure having mains plumbed-in shower, low level WC and vanity wash hand basin. Radiator.

BEDROOM 2

10' 0" x 9' 3" (3.06m x 2.84m)

With front facing window and wardrobe. Radiator.



Bedroom



En-suite



Bedroom



Bedroom

BEDROOM 3

7' 2" x 6' 5" (2.2m x 1.97m)
With side facing window. Radiator.

BATHROOM

With suite in white comprising panelled bath, low level WC and vanity wash hand basin. Radiator.

OUTSIDE

The property stands on an attractive corner plot. There is vehicle access and a drive located to the rear and this leads to a single brick built garage.

The gardens to the front are open plan and enclosed to the rear by a fence and brick built boundary.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 81 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



Bathroom

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

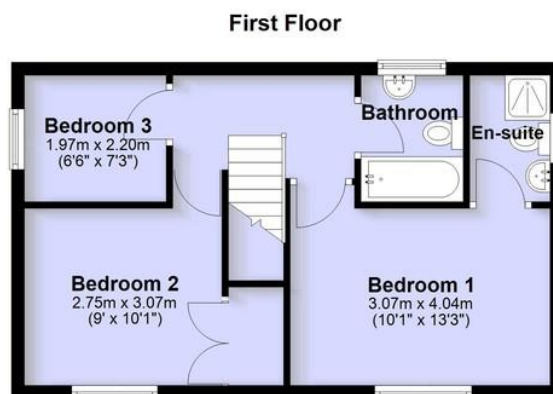
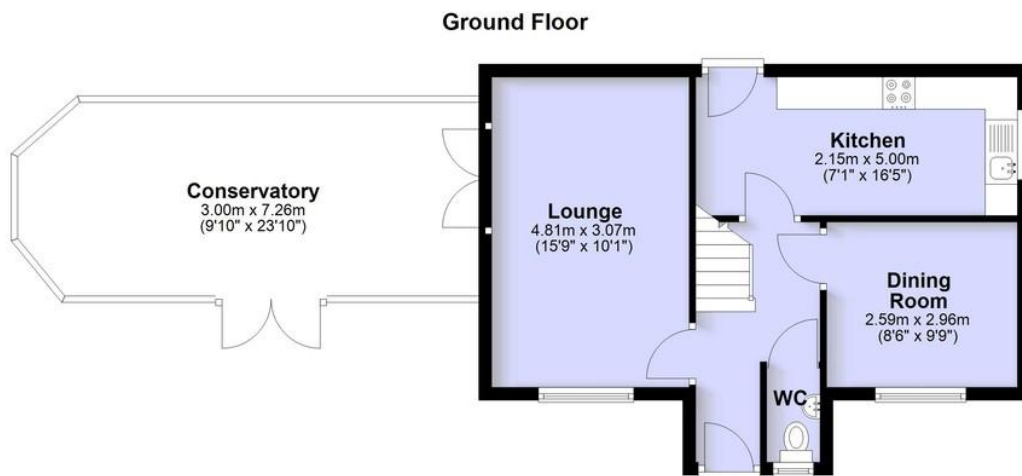


Garden

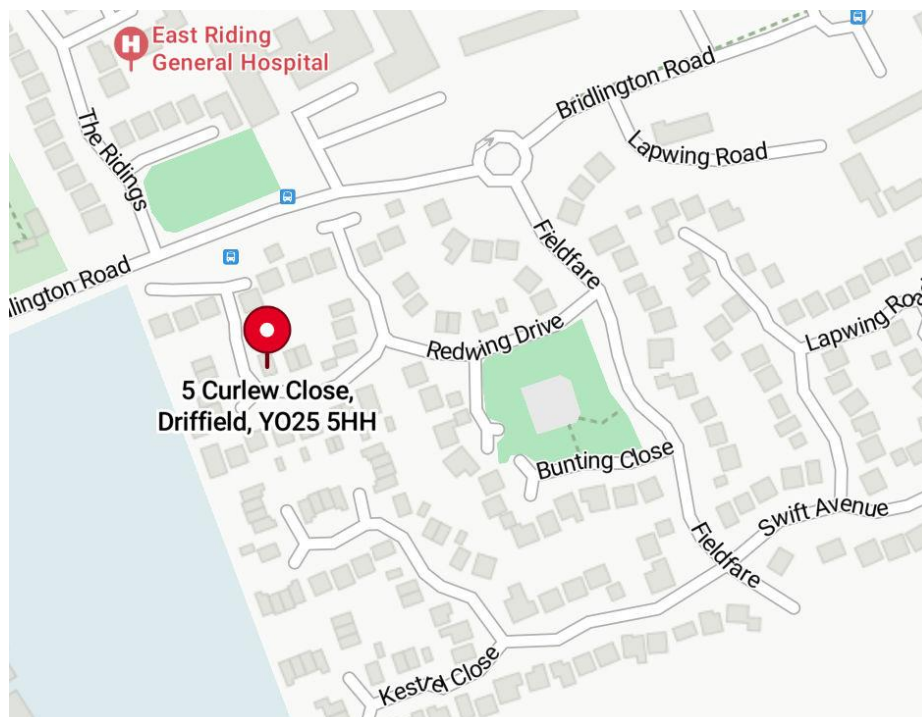


Access to garage

The stated EPC floor area, (which may exclude conservatories),
is approximately 81 sq m



5 Curlew Close, Driffield



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