



53 Southfield Close  
Drifffield  
YO25 5YU

ASKING PRICE OF

**£260,000**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Kitchen

 3
  1
  1
  Off Road Parking
  Gas Central Heating

## 53 Southfield Close, Driffield, YO25 5YU

A property which has undergone a serious transformation in recent years. By adding a stunning ground floor rear extension to the kitchen in order to create an extremely contemporary open plan living space with French doors leading out onto the garden. The kitchen area has been complimented by a range of modern kitchen units including a wealth of integrated appliances.

The whole house is presented to an excellent standard and the remaining accommodation includes front facing lounge, ground floor WC, three first floor bedrooms and first floor bathroom.

There is plenty of off-street parking to the front in addition to a single garage, whilst to the rear is an enclosed area of garden.

Southfield Close was built during the 1990s and benefits from having a more relaxed feel and comprises a variety of dwelling styles. It is convenient for local schools as well as convenience store and a further range of amenities are available in Driffield itself.

### 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



Cloakroom/WC



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

With straight flight staircase leading off having an open spindled bannister. Coved ceiling and wood effect laminate flooring. Radiator.

### CLOAKROOM/WC

With contemporary low level suite comprising WC and vanity wash hand basin with splashback tiling. Dado rail.

### LOUNGE

13' 5" x 11' 7" (4.10m x 3.54m)

With front facing window. Coved ceiling and radiator.

### DAYROOM/KITCHEN

16' 11" x 14' 9" (5.18 [max] m x 4.52 [max] m)

Beautifully fitted with a wealth of modern kitchen units finished with Shaker style doors and a wood effect worktop over in a 'U' shaped design with integrated breakfast/seating area. Integrated appliances include gas four ring hob plus extractor over and electric oven. Inset sink with single drainer and integrated dishwasher. Integrated fridge and freezer, inset ceiling lighting and fitted laminate flooring. Ample space for a dining area and bi-folding doors leading out onto the rear garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11' 7" x 8' 9" (3.54m x 2.67m)

With rear facing window and radiator.

#### BEDROOM 2

12' 2" x 8' 2" (3.73m x 2.51m)

With front facing window and radiator.

#### BEDROOM 3

9' 8" x 8' 5" (2.97m x 2.57m)

Stair bulkhead protrudes into room.

#### BATHROOM

With modern suite comprising shower style bath with a glass side screen and plumbed in shower head. Vanity WC and wash hand basin. Heated towel radiator.

#### OUTSIDE

The property stands back from the road behind a gravelled expanse of courtyard which is suitable for parking multiple





Dining Room



Bedroom



Bedroom



Bedroom

vehicles. There is a shallow front garden and also a single garage. To the rear of the property is an enclosed area of garden which features paved patio and also a lawned area with timber edging. A gravelled bed surrounds the lawn.

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 69 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 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 Ulyyotts.

Regulated by RICS





Bathroom



Garden

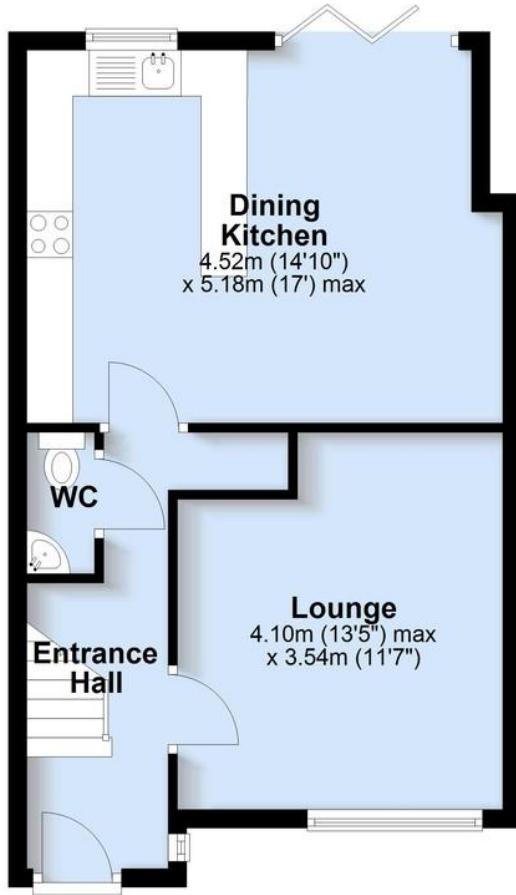


Rear Elevation

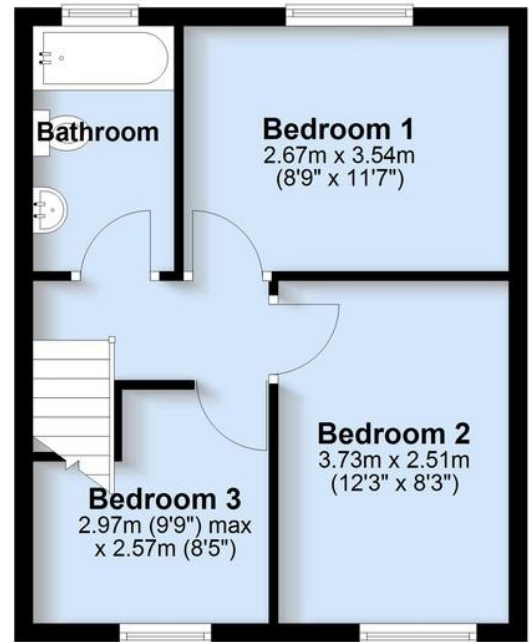


The stated EPC floor area, (which may exclude conservatories),  
is approximately 69 sq m

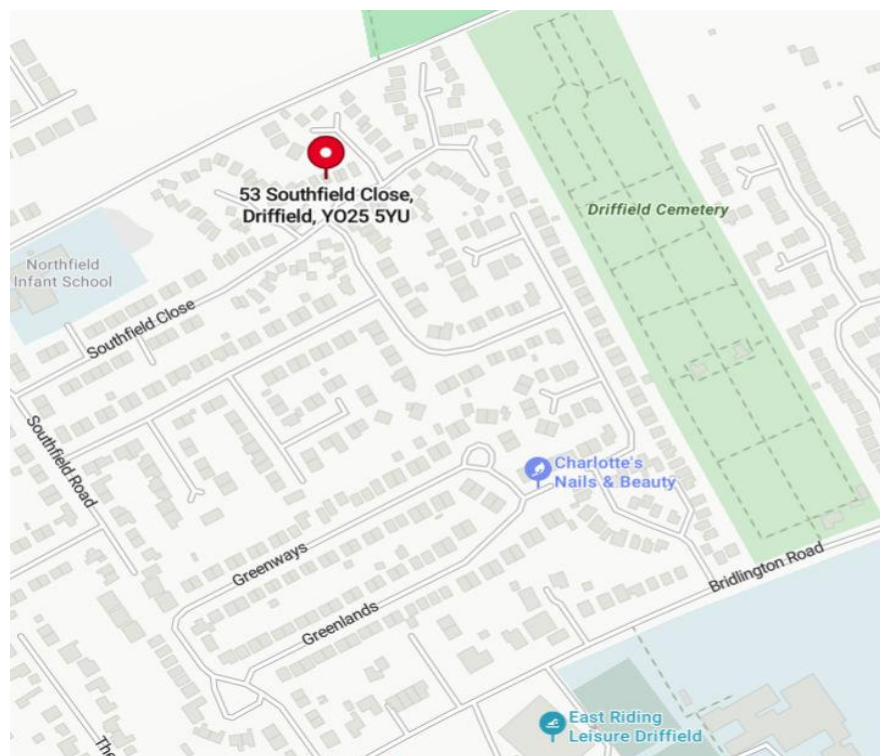
### Ground Floor



### First Floor



**53 Southfield Close, Driffield**



# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
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.

# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property  
Ombudsman

## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations