



7 Edmond Close
Drifffield
YO25 5GJ

ASKING PRICE OF

£215,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 3  1  2  Off Road Parking  Gas Central Heating

7 Edmond Close, Driffield, YO25 5GJ

This is a larger style modern semi-detached house with its own side drive and parking. The house is exceptionally well maintained and offers a surprisingly spacious range of accommodation that not only includes kitchen with dedicated dining space but also three bedrooms on the first floor, all of which being doubles and an en-suite to the master bedroom.

The accommodation is rounded off by a rear facing lounge that overlooks an area of garden which has been landscaped and features a very attractive seating/patio area.

The location of this property within the development is also favourable with no properties immediately to its front. The property provides lower cost energy efficient living that is also low maintenance with the remaining portion of the 10 Year NHBC Guarantee being valid.

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.



Cloakroom/WC



Kitchen



Kitchen



Lounge

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin.

KITCHEN

15' 6" x 9' 1" (4.74m x 2.77m)

Fitted with a range of modern kitchen units featuring base and wall mounted cupboards along with a wood effect worktop. Integrated gas hob with extractor over and electric oven. Stainless steel splashback behind the gas hob and extractor over. Double panelled radiator and dedicated space for eating.

LOUNGE

16' 2" x 10' 5" (4.94m x 3.18 [min] m)

With French doors opening out on to the rear of the property with additional rear facing window. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

9' 0" x 8' 11" (2.76m x 2.72m)

Rear facing window. Radiator.

EN-SUITE

With shower enclosure, pedestal wash hand basin and low level WC.

BEDROOM 2

9' 5" x 9' 0" (2.88m x 2.76m)

With front facing window. Radiator.

BEDROOM 3

8' 10" x 6' 11" (2.71m x 2.11m)

A double room with rear facing window. Radiator.

BATHROOM

With suite which comprises panelled bath having a shower over, pedestal wash hand basin and low level WC. Radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt style garden. There is a side drive which provides off-street parking for multiple vehicles. To the rear of the



Bedroom



En-suite



Bedroom



Bedroom

property is an enclosed area of garden, this being attractively presented and including a paved patio immediately to the rear of the house, area of lawn with additional terraced patio, seating area and space for a garden shed.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 80 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 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



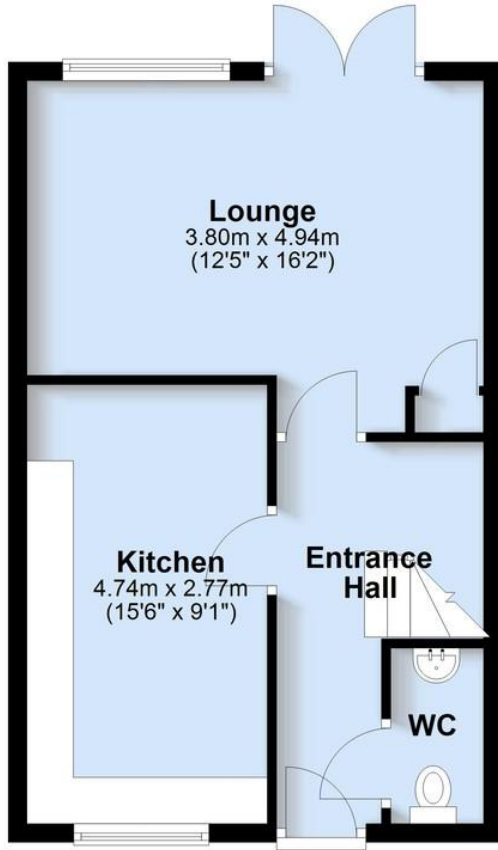
Bathroom



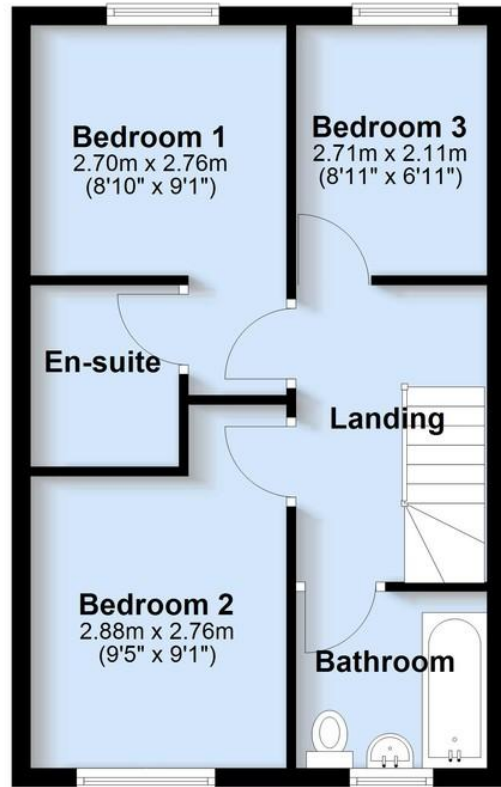
Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 80 sq m

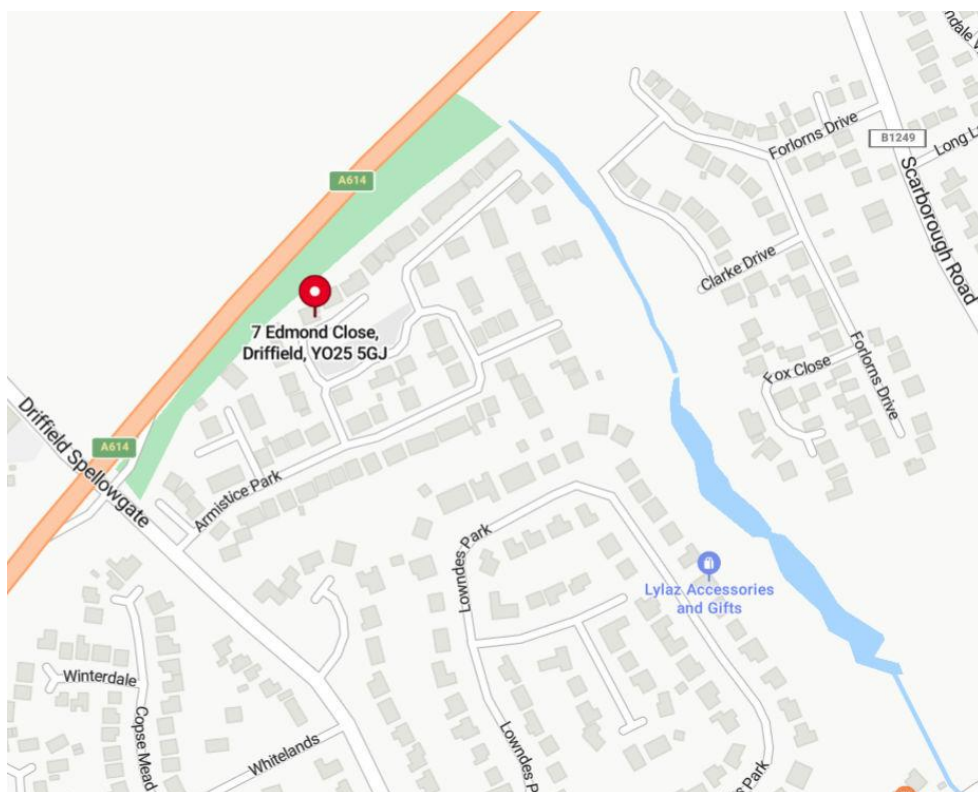
Ground Floor



First Floor



7 Edmond Close, Drifffield



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EST 1891



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