



2 Southwood Park
Drifffield
YO25 9HJ

ASKING PRICE OF

£250,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



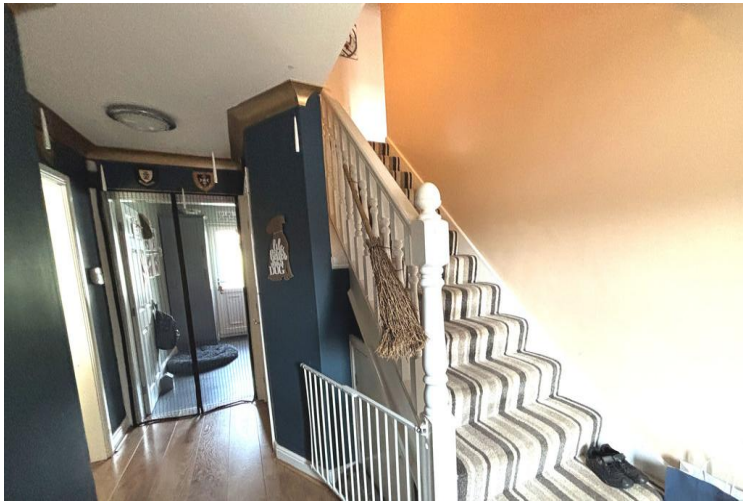
2 Southwood Park, Driffield, YO25 9HJ

Forming part of a popular development just on the outskirts of Driffield, this is a modern detached house, built by Peter Ward Homes which provides generously proportioned accommodation at a competitive price. Indeed, all the bedrooms are doubles with the master bedroom having an en-suite and these are complimented by the ground floor living space which includes a through lounge with dining area and kitchen which is fully fitted boasting a good range of appliances. In addition, there is a separate utility room and ground floor WC. Externally, there is off-street parking and this includes a single garage whilst to the rear is a low maintenance semi walled garden and patio with super westerly aspect - a real suntrap!

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



Landing



Bedroom

Accommodation

ENTRANCE HALL

With staircase leading off. Fitted laminate flooring. Radiator.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

LOUNGE/DINER

26' 7" x 10' 3" (8.11m x 3.14m)

narrowing to 2.78m) With front facing window and feature fireplace having an electric fire in situ. Coved ceiling. Double panelled radiators.

French doors out onto the rear garden.

KITCHEN

16' 7" x 7' 6" (5.08m x 2.31m)

Extensively fitted with a range of modern kitchen units including base and wall mounted cupboards. One and a half bowl stainless steel sink with base cupboard beneath.

Fitted worktops and integrated four ring gas hob with extractor over and electric oven.

UTILITY ROOM

8' 9" x 4' 1" (2.68m x 1.26m)

With range of cupboards and plumbing for automatic washing machine.

CENTRAL LANDING

With built-in airing cupboard and loft access. Radiator.

MASTER BEDROOM

15' 10" x 10' 3" (4.84m x 3.14m)

With front facing window. Radiator.

EN-SUITE SHOWER ROOM

With suite comprising glazed and tiled cubicle with plumbed-in shower attachment, pedestal wash hand basin and low-level WC. Ladder-style radiator. Wall tiling to half height.

BEDROOM 2

12' 10" x 9' 1" (3.92m x 2.78m)

With front facing window. Radiator.

BEDROOM 3

10' 1" x 10' 4" (3.08m x 3.16m)

With rear facing window. Radiator.



Shower Room



Bedroom



Bedroom



Bedroom

BEDROOM 4

10' 0" x 8' 5" (3.05m x 2.59m)

With rear facing window. Radiator.

BATHROOM

With suite comprising panelled bath having a shower over, low level WC and pedestal wash hand basin. Heated towel rail.

OUTSIDE

The property stands back from the road behind a front forecourt garden. There is a drive which leads to an integrated single garage. To the rear is an enclosed area of garden that also includes a patio within a semi walled boundary, this has a super westerly aspect - a real suntrap!

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 109 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 D.

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

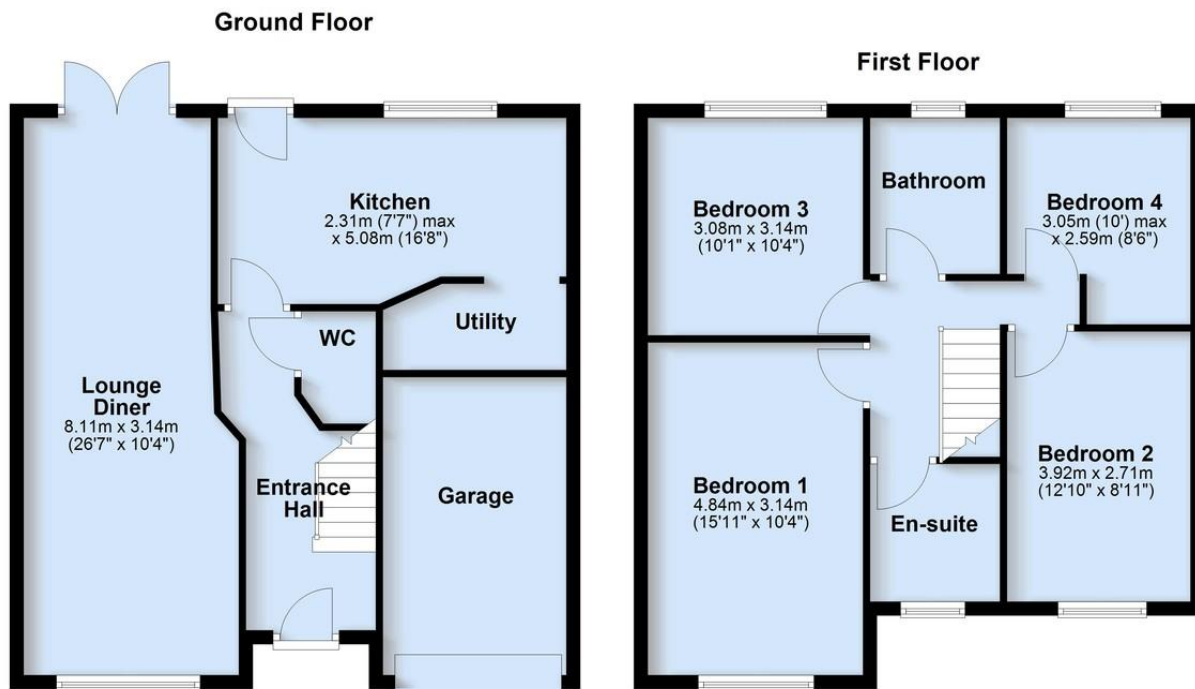
Strictly by appointment with Ulllyotts.

Regulated by RICS

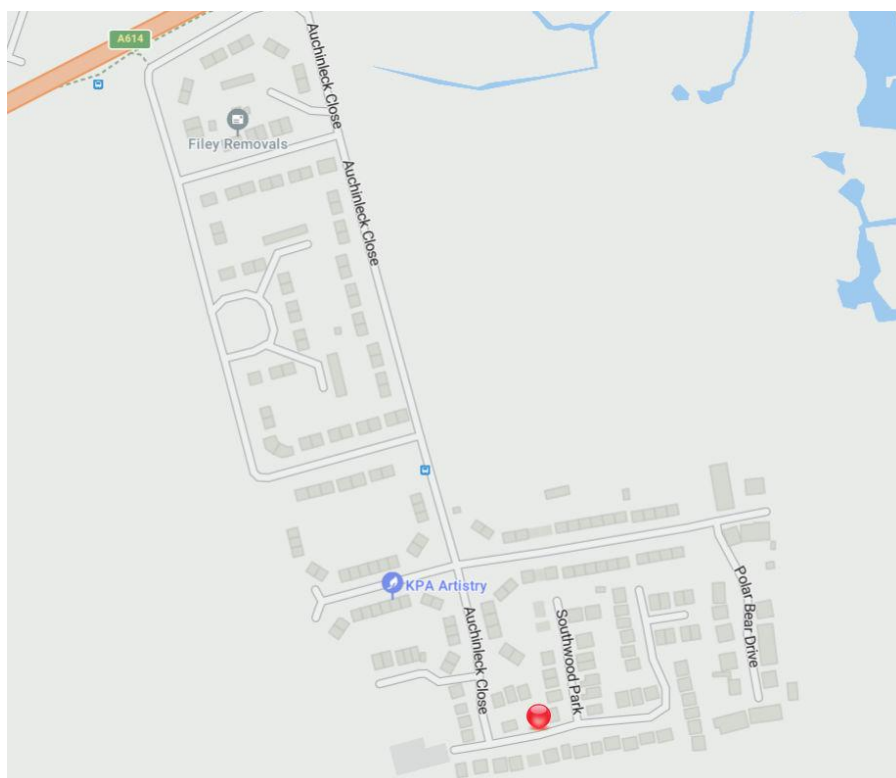


Bathroom

The stated EPC floor area, (which may exclude conservatories),
is approximately 109 sq m



2 Southwood Park, Driffield



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- ✓ **Competitive Fees**
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Don't just take our word for it...See the above Rightmove pie chart.
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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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EST 1891



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