



2 Mulberry Close
Drifffield
YO25 6YG

ASKING PRICE OF

£180,000

2 Bedroom Semi-Detached House



Garden



2



1



1



Garage & Off
Road Parking



Gas Central Heating

2 Mulberry Close, Driffield, YO25 6YG

A **BEAUTIFULLY PRESENTED** and thoroughly overhauled semi-detached house set within an established cul-de-sac offering privacy, generous off-street parking, which not only includes a car port but also a garage and, a contemporary range of living space.

Indeed, viewing is unlikely to disappoint and the accommodation itself includes modern, light and airy lounge, contemporary fitted kitchen, two bed rooms and bathroom.

The gardens are especially established and also private. Access into Driffield is convenient via Woldholme Avenue.

In all, this is a property which perhaps trumps most of its contemporaries by offering a range of living space presented to a similar standard to that of a brand new home yet being located on arguably a less intensively developed cul-de-sac allowing significant space!

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



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE LOBBY

LOUNGE

18' 9" x 11' 4" (5.74m x 3.47m)

With feature acoustic oak panelling to part of the wall creating a focal point and TV mount. Wood effect laminate flooring and brushed chrome finished electrical fittings, radiator and front facing window. Staircase leading up to the first floor.

Open plan to:

KITCHEN

11' 4" x 8' 2" (3.46m x 2.49m)

Fitted with a contemporary range of kitchen units along three walls with complimentary work surfaces. The units feature a sleek handle less design and include base and wall cupboards together with a drawer unit. Ceramic sink with one and a half bowl sink and single drainer, electric oven and electric hob with extractor over. Radiator and door to the rear. Integrated washing machine. Wood effect laminate flooring.

FIRST FLOOR

LANDING

BEDROOM 1

11' 4" x 10' 11" (3.47m x 3.33m)

With rear facing window. Feature wall panelling and built-in storage cupboard. Radiator.

BEDROOM 2

11' 3" x 9' 0" (3.45m x 2.75m)

With front facing window. Radiator.

BATHROOM

With coordinating suite in white comprising panelled bath, vanity style wash hand basin and low-level WC. Full tiling around the bath with half tiling elsewhere. Integrated electric lit mirror and chrome heated towel rail.

OUTSIDE

The property stands back from the roadside behind a front forecourt garden. There is a side drive which leads to a covered car port, which in turn leads to a single garage. To the rear of the property is a totally enclosed area of garden which is predominantly gravelled whilst also having a feature bed which is lawned. There is also a personal access into the garage.



Kitchen



Bedroom 1



Bedroom 2



Bathroom

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 59 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 B.

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

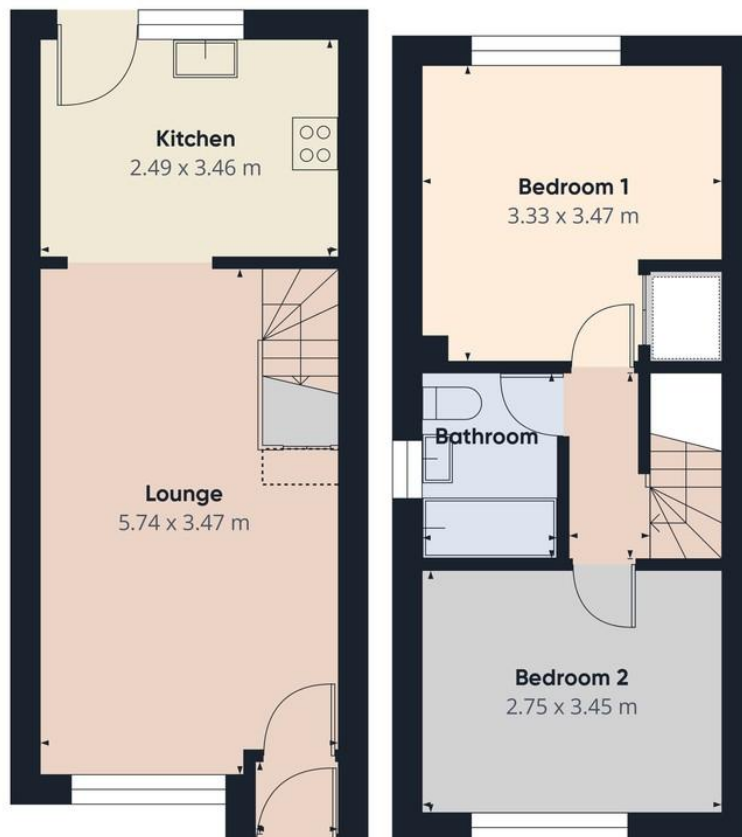


Rear Elevation



Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 59 sq m



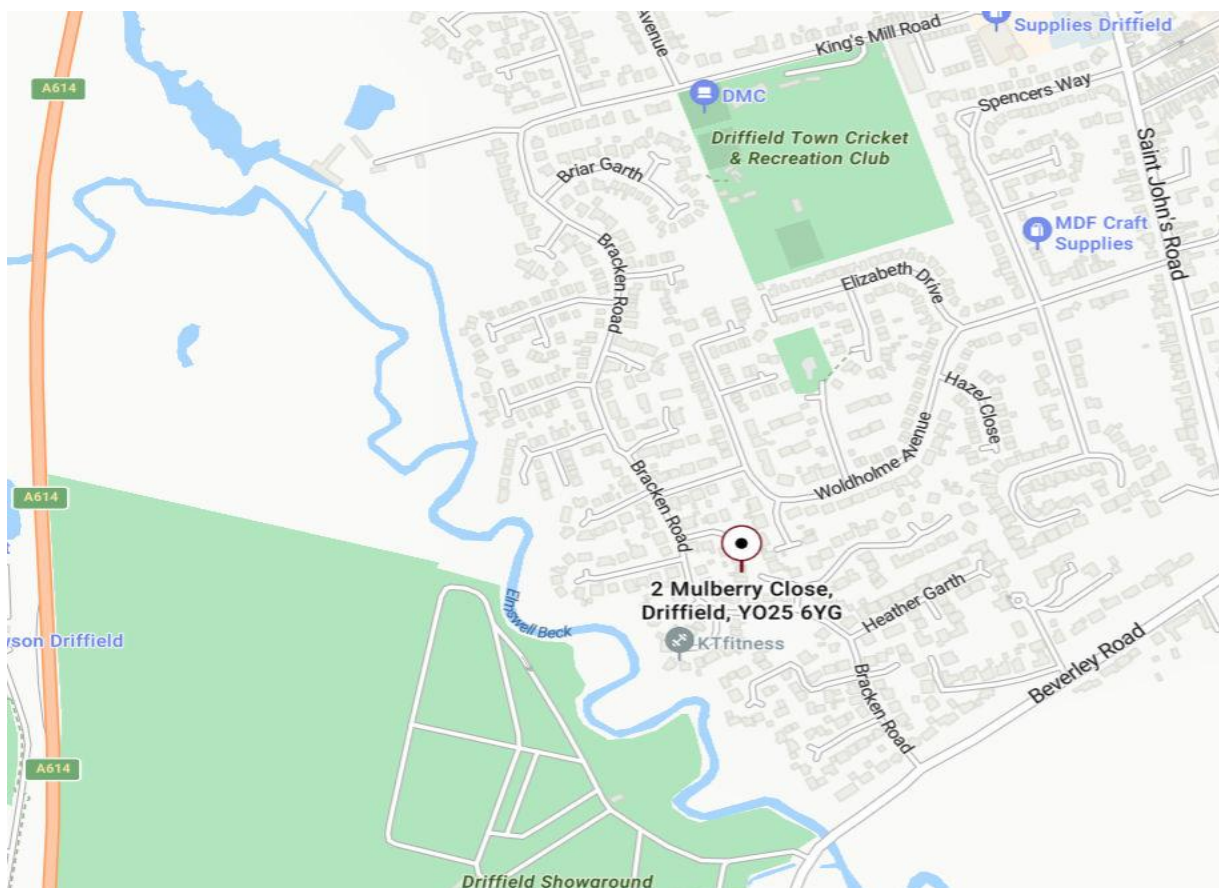
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Approximate total area[®]
54.7 m²
Reduced headroom
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS



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