



2 Sanderson Close
Drifffield
YO25 6YF

ASKING PRICE OF

£260,000

3 Bedroom Detached House



Dining Kitchen

 3
  2
  2
  Off Road Parking
  Gas Central Heating

2 Sanderson Close, Driffield, YO25 6YF

A SLEEK and STYLISH detached home that has been comprehensively improved by the vendors. The property was built during the 1990s and has been customised thereafter and now easily competes with its modern or new counterpart, whilst also being located within an attractive cul-de-sac development which in itself provides a fairly 'relaxed' feel.

The accommodation on offer includes main lounge, which is front facing, and having décor giving it a contemporary edge, open plan kitchen which also has additional space for eating or even creating a day room area, whilst also having a separate utility space. The property has been enhanced by the addition of a rear facing conservatory, whilst on the first floor are three bedrooms, with the master bedroom having an en-suite and a totally overhauled bathroom.

There is off-street parking to the front along with an integrated single garage. The garden features a patio plus further lawned area beyond which there is a local green space thus providing definite privacy and a more open feel that is usually associated with a modern development.

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



Kitchen



Dining Kitchen

Accommodation

FRONT ENTRANCE

Into:

ENTRANCE HALL

With attractive mock panelling to the walls, shelving and coat hooks. Fitted laminate flooring. Radiator.

Oak five panel cottage-style door leading into:

LOUNGE

16' 4" x 10' 11" (4.98m x 3.34m)

Having a front facing window and staircase leading off to the first floor featuring a spindled banister. Contemporary mock panelled walls and built-in storage cupboards, coved ceiling and front facing window. Radiator.

Oak finished door leading into:

DINING KITCHEN

19' 0" x 9' 3" (5.81m x 2.82m)

An attractive contemporary space with dedicated dining area that could equally be used for a small sofa and TV area, the kitchen itself being fitted with a range of contemporary styled kitchen units finished with Shaker style doors in grey having a

wood block worktop over. Recessed Belfast style sink with swan neck mixer tap and space and provision for a gas 'Range-style' cooker. Rear facing window plus side door to the exterior. Stable door leading into the conservatory.

The kitchen area then extends into a further space suitable for use as a utility room that features a similar range of kitchen cupboards with worktops and space and plumbing for automatic washing machine.

SUN ROOM

9' 0" x 8' 7" (2.75m x 2.64m)

Predominantly glazed upon a dwarf brick wall and having a pitched roof. Door to the exterior.

FIRST FLOOR LANDING

With built-in storage cupboard.

BEDROOM 1

14' 6" x 11' 6" (4.43m x 3.53m)

Having a rear facing window and coved ceiling. Radiator.

Door into:



Sun Room



Bedroom 1



Utility Area



En-suite

EN-SUITE

With contemporary suite featuring a walk-in shower having a wet wall and tiled surround and mixer shower plumbed in, low level WC and vanity style wash hand basin. Heated chrome towel radiator.

BEDROOM 2

10' 1" x 9' 11" (3.08m x 3.04m)

With front facing window, partially panelled wall and front facing window.

BEDROOM 3

9' 10" x 9' 0" (3.02m x 2.76m)

With front facing window, coved ceiling and partially oak clad feature. Radiator.

BATHROOM

A very contemporary space featuring a free-standing bath with claw feet and ornamental tap with hose attachment, wall mounted vanity style wash hand basin and low level WC. Cladded walls with display nichés having integrated electrical lighting.

Contemporary herringbone style tiling and heated towel radiator.

OUTSIDE

The property stands back from the road behind a block paved front forecourt which provides parking and there is also a lawned frontage. To the rear of the property is a paved patio which gives way to an expanse of lawn with raised deck area. The garden is fully enclosed and beyond which is an attractive open green space.

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.



Bedroom 2



Bedroom 3



Bathroom



Patio area

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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 01377 2534356 - Option 1.
Regulated by RICS

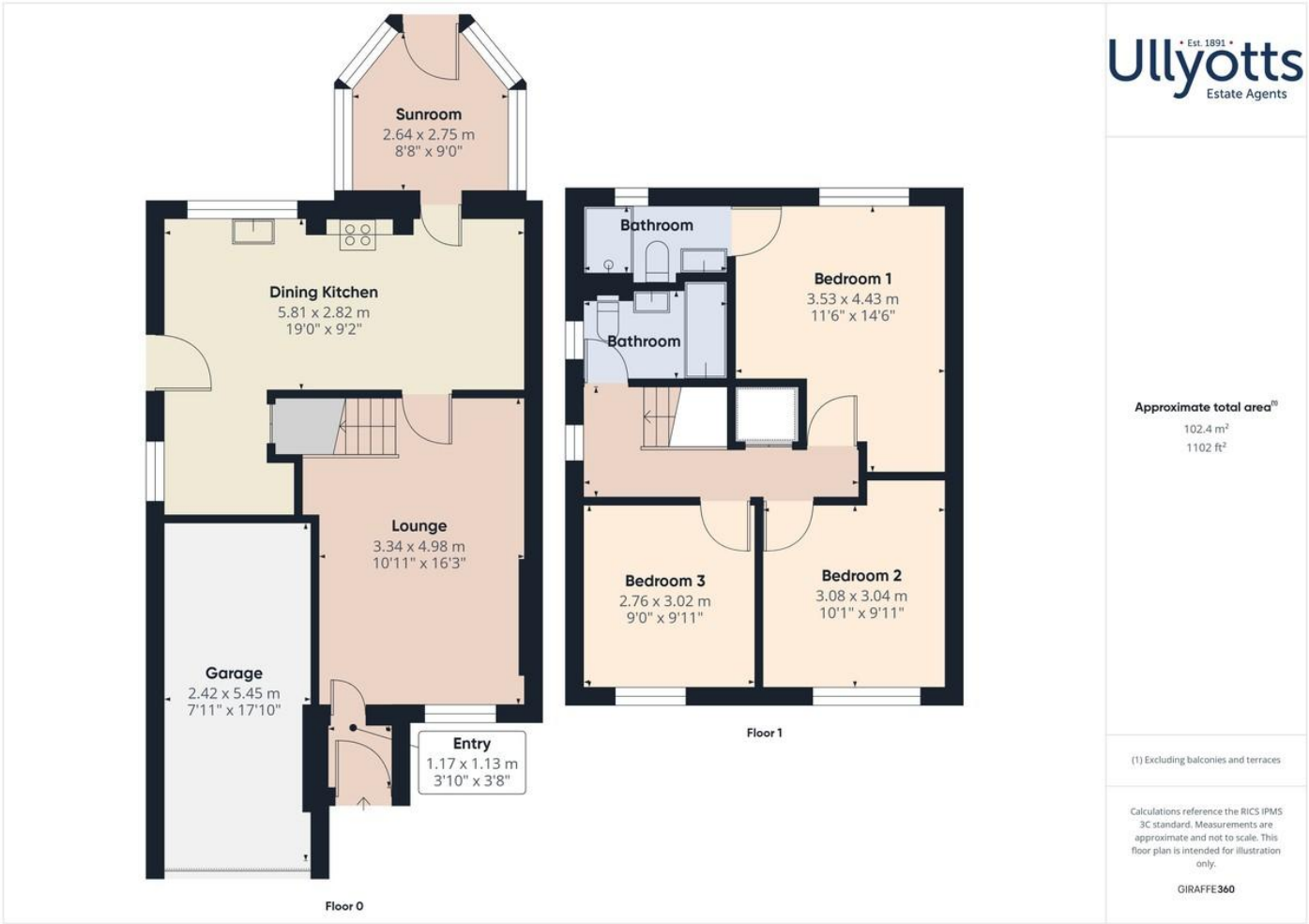


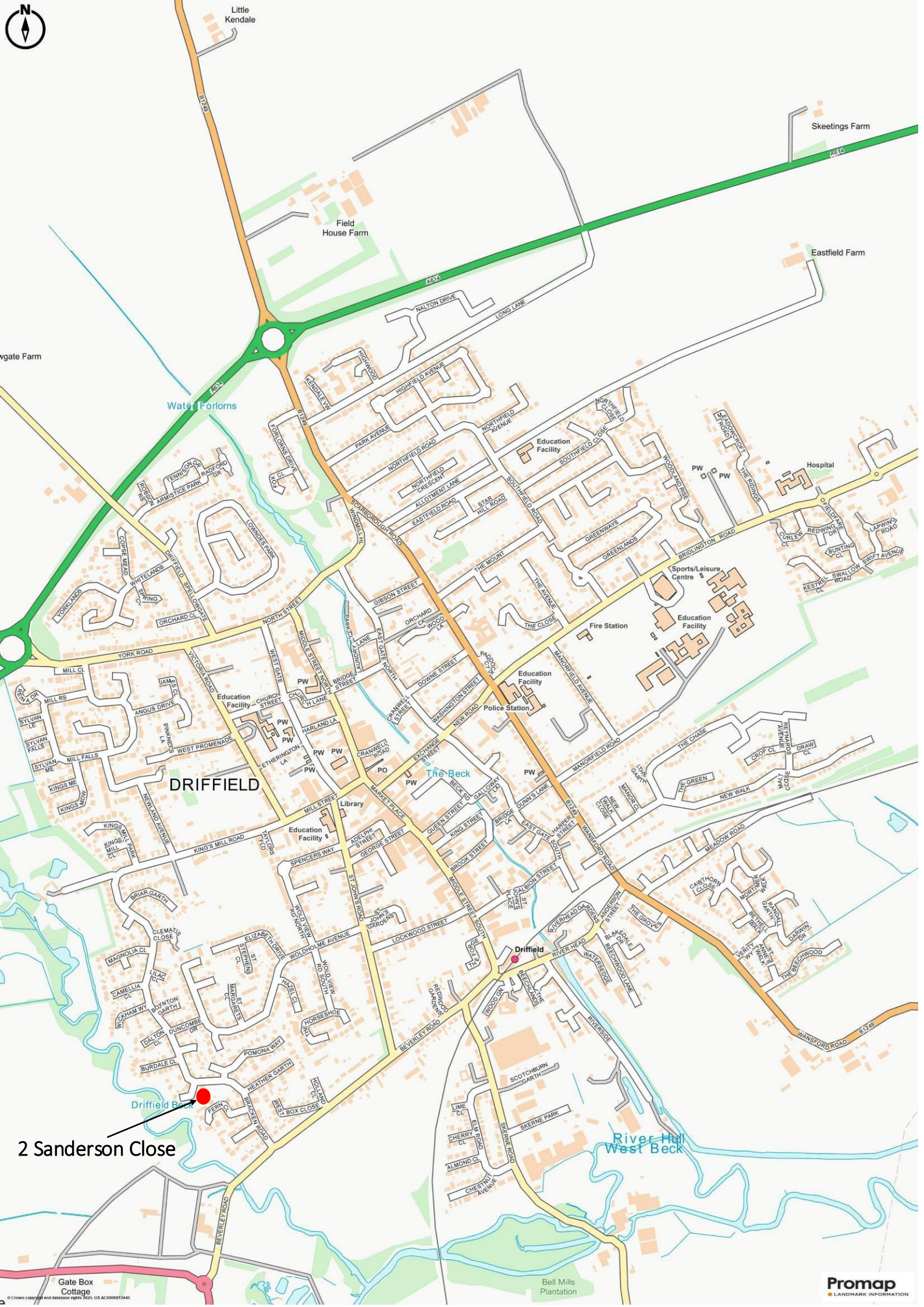
Rear Elevation



Attractive open green space

The digitally calculated floor area is 102 sq m (1,102 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





2 Sanderson Close

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