



15 Nayfield Close  
Drifffield  
YO25 6LS

ASKING PRICE OF

**£130,000**

**3 Bedroom Semi-Detached House**

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01377 253456



Kitchen

 3
  2
  1
  On Road Parking
  Gas Central Heating

## 15 Nayfield Close, Driffield, YO25 6LS

Located at the head of the cul-de-sac, this is an established house which provides a generously proportioned range of accommodation that includes two reception rooms along with three good bedrooms, which would easily suit a family. The property is generally in need of updating and some refurbishment but offers huge potential to create a fabulous home that is conveniently situated for access into Driffield Town Centre.

Moreover, the garden extends onto the banks of Driffield Beck and could be developed to make this a real feature. Parking is available in the cul-de-sac, however, there is potential to create off-street parking to the front of the house, subject to lowering of the kerb (consent required).

### 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



Dining Room



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

3' 7" x 2' 11" (1.10m x 0.89m)

With straight flight staircase leading off to the first floor.

### LOUNGE

12' 7" x 11' 4" (3.84m x 3.47m)

With front facing bay window and gas fire with surround.

Double panelled radiator.

### DINING ROOM

14' 3" x 9' 11" (4.36m x 3.04m)

With rear facing window and built-in understairs storage cupboard. Cupboard housing floor standing boiler. Double panelled radiator.

### REAR LOBBY

8' 11" x 4' 9" (2.72m x 1.45m)

Suitable as a small utility room with door leading out onto the rear of the property and side window.

Open into:

### KITCHEN

12' 2" x 8' 0" (3.71m x 2.45m)

With windows to the rear and side, one and a half bowl sink

with base cupboard beneath and range of traditionally styled kitchen units.

### FIRST FLOOR LANDING

9' 11" x 6' 2" (3.04m x 1.88m)

### BEDROOM 1

11' 8" x 11' 8" (3.56m x 3.56m)

With front facing window and built-in wardrobes in the alcove.

This room does not have a radiator.

### BEDROOM 2

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

With rear facing window and built-in cupboard housing hot water cylinder. This room does not have a radiator.

### BEDROOM 3

10' 1" x 6' 9" (3.08m x 2.07m)

A surprisingly spacious third bedroom with rear facing window. Radiator.

### SHOWER ROOM

8' 0" x 6' 6" (2.46m x 1.99m)

Comprising walk-in shower and sliding glass door, vanity wash hand basin and low level WC. Fully tiled walls and chrome



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room

heated towel radiator.

## OUTSIDE

To the front of the property is an area of garden with walled front boundary. If required, this could be utilised for off-street parking, subject to removal of the wall and consents given to lower the kerb. There is an arched passageway between this and the adjacent property leading to the rear.

To the rear of the property is an area of concrete yard and this gives way to an area of garden, which in turn leads down onto Driffeld Beck. This allows the proposed purchaser of the house to utilise this rather attractive aspect and create a true garden feature.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators on the ground floor and third bedroom only. 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 (awaiting assessment).

## 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.



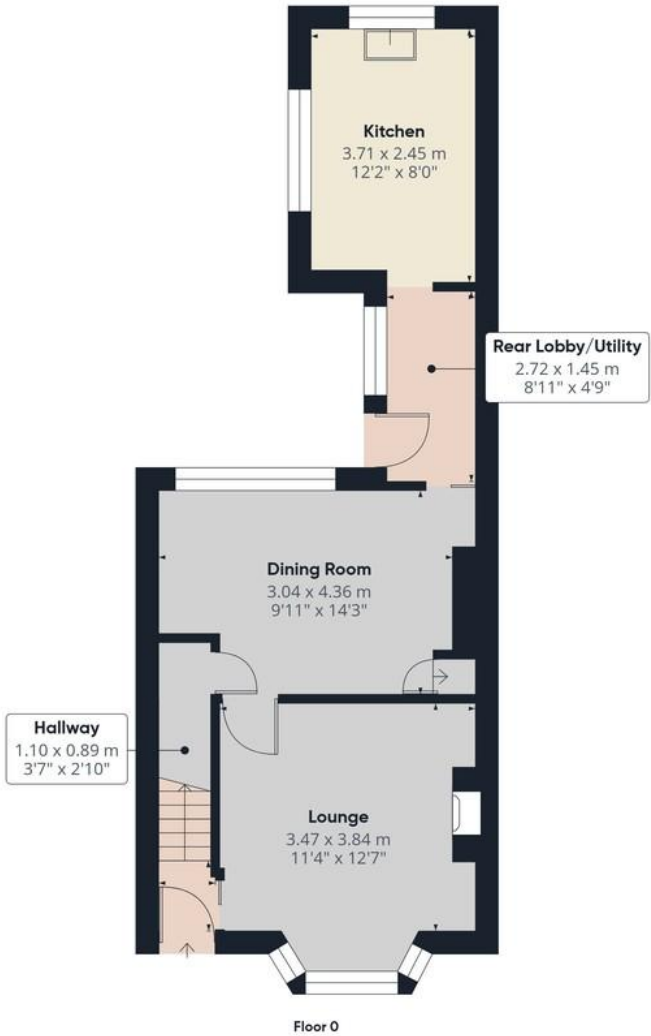
Garden

## VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

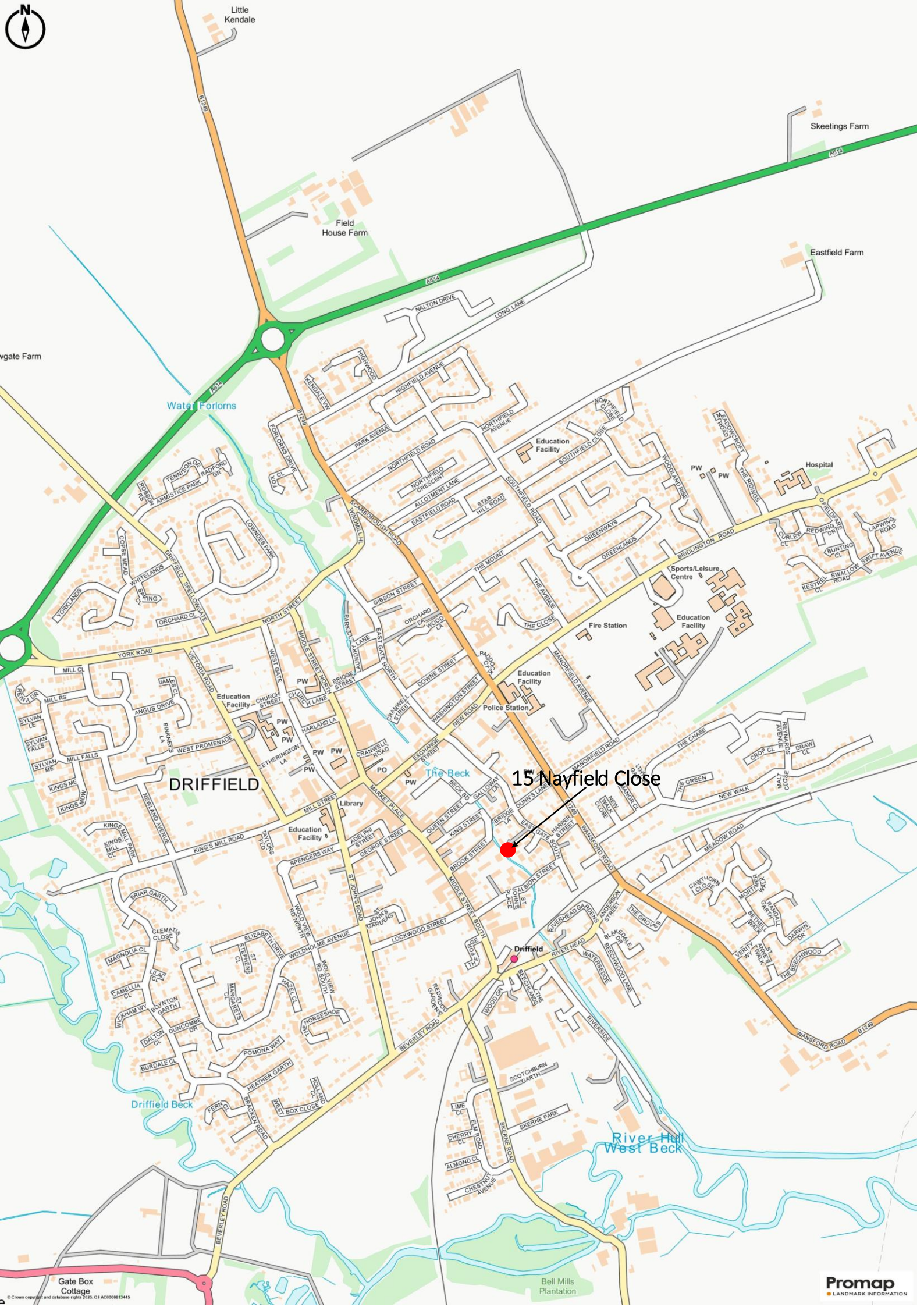
The digitally calculated floor area is 80 sq m (859 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>(1)</sup>  
79.8 m<sup>2</sup>  
859 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



15 Nayfield Close

DRIFFIELD

Driffield

River Hull  
West Beck

Gate Box  
Cottage

▪ Est. 1891 ▪  
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