



8 Byre Way  
Burton Fleming  
YO25 3QA

ASKING PRICE OF

**£284,000**

4 Bedroom Detached House

■ **Ulliyotts** ■  
EST 1891

01262 401401



Lounge



Garage, Off  
Road Parking



Oil Central Heating

## 8 Byre Way, Burton Fleming, YO25 3QA

One word comes to mind when describing this property, SPACE. This is quite simply an exceptionally spacious, family orientated home, offering four bedroom accommodation with TWO ENSUITE BATHROOMS arranged over three floors.

The ground floor features a beautifully spacious lounge, which will easily accommodate a dining table whilst the kitchen again can be used for breakfasting or even as a day room if required. There is a conservatory off the kitchen, opening out onto the garden.

The Master bedroom is located on the first floor and features an absolutely delightful walk-in wardrobe/dressing room plus ensuite. The guest bedroom is located on the uppermost floor and also offers an ensuite.

There is offstreet parking with allocated parking. In addition to the side drive and single garage.

The property was built in the early noughties and has been partially updated to an excellent standard, allowing the new owners to complete upgrading to their own taste and requirements.

### BURTON FLEMING

Burton Fleming is in close proximity of Bridlington and Driffield and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. The village has its own war memorial near to the Norman Church of St Cuthberts and community hall.



Kitchen



Bedroom



En-suite



Dressing Area

## Accommodation

### ENTRANCE HALL

With quarter turn staircase leading off to the first floor. Radiator and access into the lounge.

### CLOAKROOM WC

With low-level WC and corner wash basin. Radiator.

### LOUNGE/DINING ROOM

16' 6" x 16' 9" (5.03m x 5.11m)

With front facing square bay window. This is an exceptionally spacious room with laminate floor, radiator and built in understairs cupboard. Doors leading into:

### BREAKFAST KITCHEN

20' 2" x 10' 8" (6.15m x 3.26m)

Again, an exceptionally spacious room, which can be used as a breakfast kitchen or even day room. The kitchen area being fitted out with a wealth of modern kitchen units, including base and wall mounted cupboards along with contrasting worktops.

Integrated electric oven and hob with extractor, space and plumbing for automatic washing machine space and provision for a dryer and space and provision for a fridge freezer. Radiator. Access into:

### CONSERVATORY

7' 4" x 7' 6" (2.25m x 2.3m)

Being predominantly glazed and having views of the garden. French doors lead to the outside.

### LANDING

13' 8" x 9' 10" (4.18m x 3.02m)

A huge landing in its own right, offering the potential to create additional living space, if required.

### MASTER BEDROOM

11' 1" x 10' 5" (3.4m x 3.19m)

With rear facing window, radiator, coved ceiling and access into:

### DRESSING ROOM

9' 10" x 7' 0" (3.02m x 2.15m)

Being fully fitted with a range of wardrobes. Rear facing window.

### ENSUITE

Beautifully appointed with large shower enclosure having a plumbed in shower, vanity wash basin and low level wc with encased cistern. Heated towel rail.



Landing



Bedroom



Bedroom



Bathroom

### **BEDROOM 3**

13' 6" x 9' 6" (4.14m x 2.9m)

Front facing window and radiator.

### **BEDROOM 4**

9' 10" x 5' 10" (3.02m x 1.8m)

Front facing window and radiator.

### **BATHROOM**

With suite comprising panelled bath, pedestal wash basin and low level wc.

### **SECOND FLOOR**

#### **GUEST BEDROOM**

16' 0" x 12' 5" (4.9m x 3.8m)

With sloping ceilings, radiator.

#### **EN SUITE**

With suite comprising low level wc, wash basin and shower enclosure.

#### **OUTSIDE**

The property forms a cul de sac development, there is allocated parking within a communal parking area, in addition

there is a parking space in front of the attached single garage.

The property offers an open plan frontage together with enclosed rear garden.

#### **CENTRAL HEATING**

The property benefits from oil fired central heating to radiators. The boiler also provides domestic hot water.

#### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

#### **SERVICES**

All mains services are available at the property.

#### **TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

#### **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.

#### **ENERGY PERFORMANCE CERTIFICATE**

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

#### **COUNCIL TAX BAND**

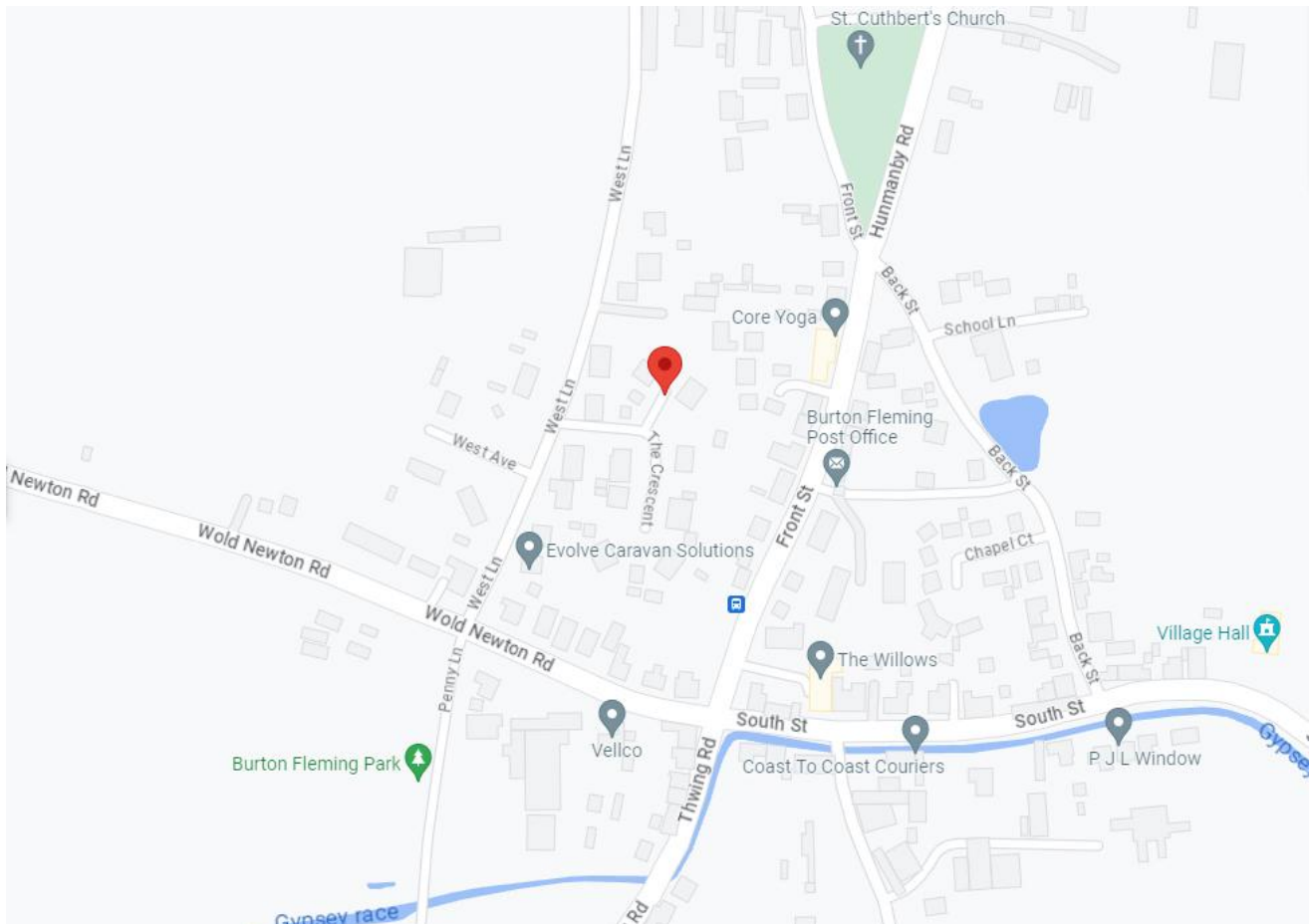
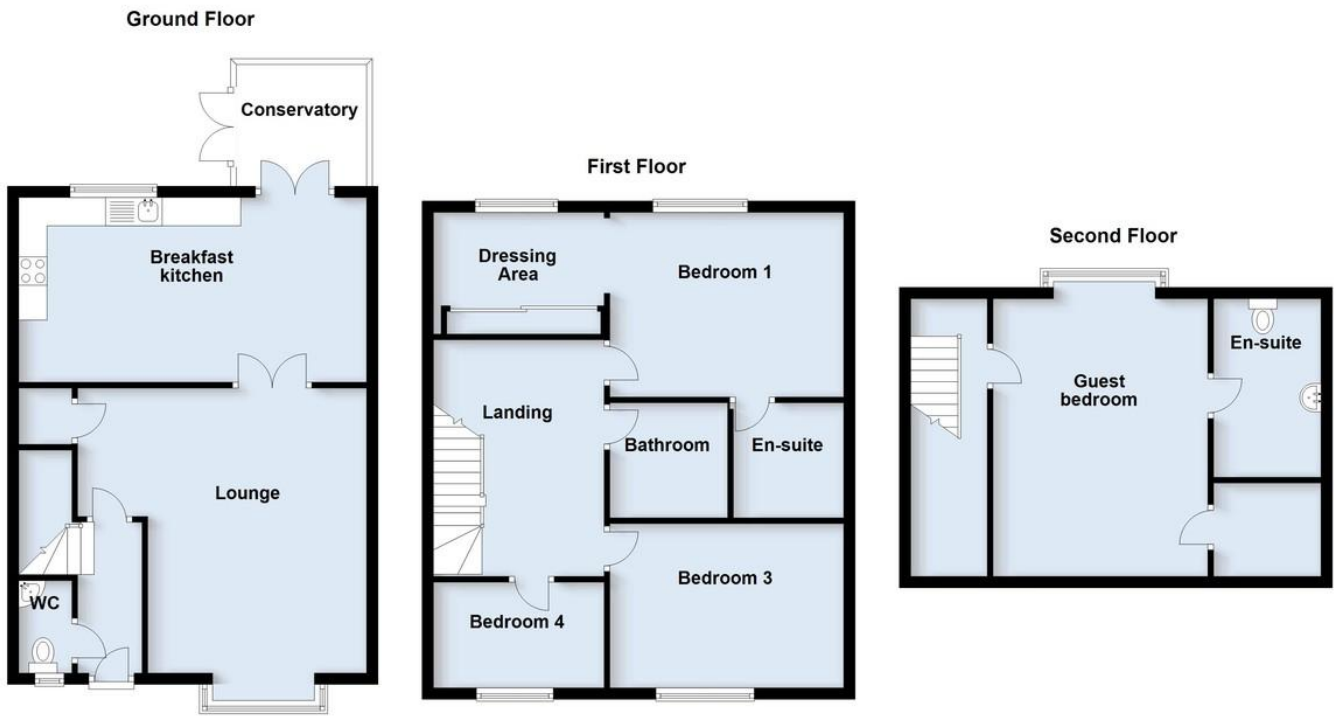
East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

#### **VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 169 sq m



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