9 Randall Garth
Driffield
YO25 5PE

ASKING PRICE OF

£200,000

3 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01377 253456

Lounge

3 | 1 | 2 | Off Road Parking | Gas Central Heating

9 Randall Garth, Driffield, YO25 5PE

A beautifully presented modern town house with a contemporary feel to the extensive range of accommodation provided. There are so many features to this house amongst which are the rear facing lounge which enjoys views across the enclosed garden.

There are two bedrooms on the first floor along with a house bathroom plus a superb master bedroom suite on the upper most floor featuring not only a large living space, a walk-in wardrobe and en-suite. There is off-street parking for two vehicles.

In summary, this is a property which is likely to have a wide appeal from first time buyers looking for a stylish first home through to families simply wanting the convenience of town living with a relatively low maintenance interior.

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.

Kitchen

Lounge

Lounge

First Floor Landing

Accommodation

FRONT ENTRANCE
Into:

HALL
8' 2" x 3' 7" (2.51m x 1.10m)
With quarter-turn staircase leading off to the first floor with wood effect flooring and double panelled radiator.

KITCHEN
10' 0" x 6' 1" (3.05m x 1.87m)
Fitted along three walls with a modern range of kitchen units finished with panelled doors in a maple effect and a brushed chrome handle. Coordinating worktops and integrated appliances including electric oven plus four ring gas hob and extractor over, one and a half bowl sink with base cupboard beneath and single drainer.

Space and plumbing for automatic washing machine, space and provision for a fridge freezer. Integrated wine rack. Radiator.

LOUNGE
13' 5" x 10' 5" (4.09m x 3.20m)
Measurement excludes dining area. With rear facing bay window, this being glazed to three aspects and also includes French doors leading out onto an enclosed area of rear garden. Wood effect laminate flooring, coved ceiling and built-in understairs storage cupboard. Radiator.

Additional Dining Area approx 3.09m x 2.01m

FIRST FLOOR LANDING
11' 10" x 6' 3" (3.61m x 1.92m)

BEDROOM 2
13' 6" x 8' 2" (4.13m x 2.49m)
With rear facing window and part-panelled walls. Radiator.

BEDROOM 3
13' 5" x 8' 5" (4.09m x 2.59m)
With front facing double window. Radiator.

BATHROOM
7' 2" x 6' 9" (2.19m x 2.07m)
With panelled bath, pedestal wash hand basin and low level WC. Part-tiled walls. Radiator.

SECOND FLOOR

MASTER BEDROOM SUITE
17' 7" x 10' 0" (5.36m x 3.06m)

Bathroom

Bedroom 2

Bedroom 3

Bedroom 1

With partially sloping ceilings and large built-in storage cupboard. Radiator.

WALK-IN WARDROBE
6' 1" x 4' 9" (1.86m x 1.46m)
And access into:

EN-SUITE
With shower enclosure and plumbed-in mixer shower, pedestal wash hand basin and low level WC. Velux style window. Radiator.

OUTSIDE
The property stands back from the road behind an open plan lawned frontage.

To the rear is a very attractive enclosed area of garden featuring mature planted beds, paved patio immediately to the rear of the house and lawn. There is also a garden shed.

CENTRAL HEATING
Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING
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.

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 Ullyotts 01377 253456 - Option 1.
Regulated by RICS

En-suite

Garden

Rear Elevation

The digitally calculated floor area is 87 sq m (929 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

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Approximate total area(1)

86.4 m²

929 ft²

Reduced headroom

2.2 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS

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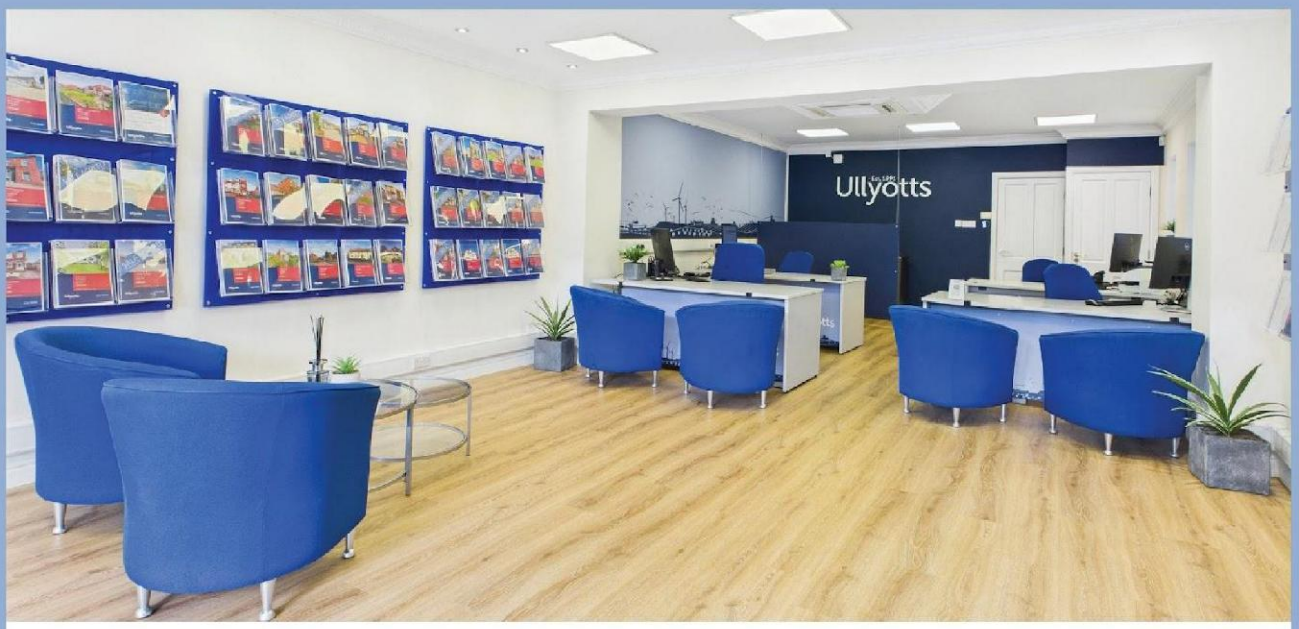

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