



25 Burton Pasture
Drifffield
YO25 5LQ

ASKING PRICE OF

£325,000

3 Bedroom Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



View into the garden from the Day Room



3



1



2



Garage & Off
Road Parking



Gas Central Heating

25 Burton Pasture, Drifffield, YO25 5LQ

This is something really very special. Located at the end of a very short private road and, therefore, benefitting from extensive off-street parking via a block paved forecourt, this is an exceptional spacious detached house that forms part of the popular Dawnay Park area of Drifffield. The secluded tucked away position really is exceptional and is enhanced further by the attractive front vista across towards mature trees.

The interior of the property was upgraded by the buyers at the point of purchase and now really does hold its own in terms of contemporary feel and sophistication. The accommodation itself includes a welcoming Hall plus front facing lounge, whilst perhaps the main hub of the house could be the rear kitchen that incorporates an extensive living space, currently used as a dining area, but equally could be used as a Day Room, if required. There is also a useful utility room, whilst on the first floor are three bedrooms with an en-suite to the master.

Overall, this property provides approaching 1300sq ft of accommodation, which will rival many four bedroom detached

house and as such, all bedrooms are double proportion and spacious.

THIS REALLY IS A MOVE IN READY PROPERTY AND AN EARLY INSPECTION IS THOROUGHLY RECOMMENDED!

DRIFFFIELD

Drifffield 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.



Day Room/Kitchen



Day Room/Kitchen



Day Room/Kitchen



Day Room/Kitchen

Accommodation

FRONT ENTRANCE

Leading into:

ENTRANCE HALL

17' 7" x 2' 11" (5.36m x 0.90m)

With decorative panelling to the wall and topped with a dado rail. Luxury vinyl wood effect flooring. Double panelled radiator. Personal door leading into the garage.

LOUNGE

13' 11" x 10' 6" (4.25m x 3.21m)

With front facing window and coved ceiling. Mock chimney breast with provision for an electric stove effect fire. Media point, on the chimney breast, suitable for a Smart TV and internet connection. Radiator.

DAY ROOM/KITCHEN

24' 11" x 11' 2" (7.60m x 3.42m)

A beautiful room and "undoubtedly the hub of the house" the kitchen area featuring an extensive range of modern kitchen units finished in grey with Shaker style doors. Integrated appliances include AEG oven and microwave plus induction hob with extractor over, inset one and a half bowl sink with

pull-out mixer attachment, integrated dishwasher and fridge with freezer.

Wood effect luxury vinyl flooring and being open to an attractive day room area, currently used as a dining room, with mock panelling to one wall and bi-folding doors out onto the rear garden. Built-in understairs storage cupboard and doorway leading into:

UTILITY ROOM

With luxury vinyl flooring and being fitted with a similar range of kitchen units. Plumbing for automatic washing machine. Coved ceiling. Door to the exterior.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

FIRST FLOOR LANDING

12' 2" x 2' 11" (3.71m x 0.89m)

and (2.85m x 0.96m) with spindled banister.

MASTER BEDROOM

14' 2" x 10' 10" (4.32m x 3.31m)

With front facing window. Radiator.



Lounge



Master Bedroom



Master Bedroom



En-Suite

EN-SUITE

9' 2" x 5' 11" (2.81m x 1.81m)

With walk-in shower, having a low raised tray and glass side screen, low level WC and vanity wash hand basin. Half tiled walls and full tiling around the shower. Ceramic tiled floor and heated towel radiator.

BEDROOM 2

11' 7" x 11' 7" (3.55m x 3.55m)

With a rear facing window this spacious second bedroom is currently used as a luxury walk-in wardrobe. Radiator.

BEDROOM 3

12' 9" x 9' 2" (3.91m x 2.81m)

A third double bedroom with rear facing window. Radiator.

HOUSE BATHROOM

9' 2" x 5' 9" (2.80m x 1.76m)

With a full suite and comprising panelled bath in white and plumbed-in mixer shower over with glass side screen, vanity wash hand basin and low level WC. Ceramic tiled floor and half tiled walls with contrasting full tiling around the shower area. Heated towel radiator.

OUTSIDE

The property is approached via a private drive serving only four

properties with this property being at the end of the row. As such, it benefits from an extensive block paved area suitable for parking multiple vehicles. This is in addition to the garage.

To the rear of the property is an enclosed area of lawned garden with large patio immediately to the rear of the house.

GARAGE

19' 6" x 9' 9" (5.95m x 2.99m)

A single integrated garage with electric power and lighting.

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 D.



Bedroom 2



Bedroom 3



Bathroom



Garden

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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

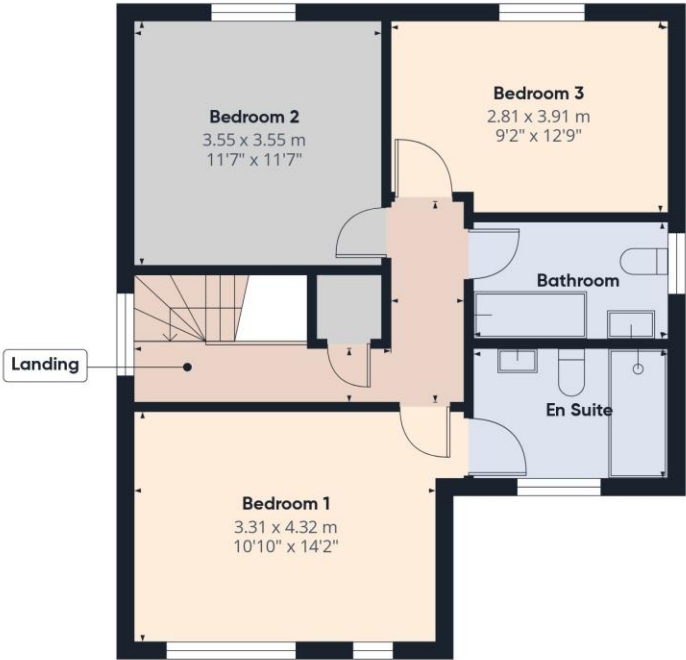
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 118 sq m (1,266 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

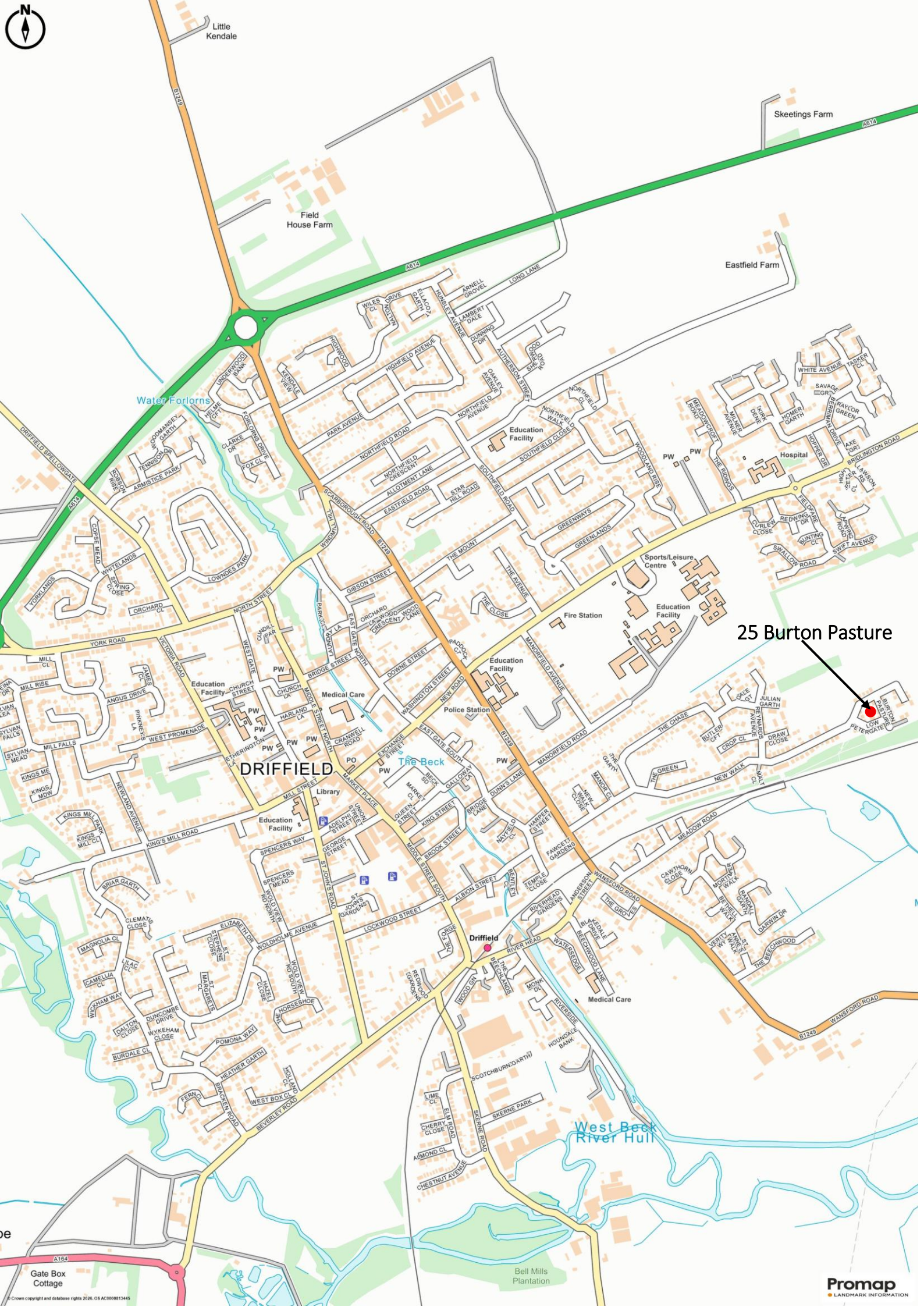


Floor 0



Floor 1





25 Burton Pasture

▪ Est. 1891 ▪
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