



6 Radford Grove
Drifffield
YO25 5AR

ASKING PRICE OF

£270,000

4 Bedroom Detached House



Garden

 4
  1
  2
  Garage & Off Road Parking
  Gas Central Heating

6 Radford Grove, Driffield, YO25 5AR

This detached home offers more than it may first appear!

Situated at the end of this popular residential development, the property enjoys virtually no passing traffic whilst also enjoying an enclosed area of west facing garden to the rear.

In addition, there is also convenient pedestrian access into Driffield itself by way of a local snicket which leads onto North Street, allowing access onto the town centre thoroughfare in around five minutes. Great for local dog walking as open countryside is also within a very short walk, **this is certainly a property which stands out from the crowd!**

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



Day Room and Kitchen



Kitchen

Accommodation

ENTRANCE HALL

4' 6" x 4' 5" (1.39m x 1.35m)

With straight flight staircase leading off to the first floor, contemporary white painted doors leading into principal accommodation and through to:

LOUNGE

15' 3" x 11' 2" (4.66m x 3.42m)

With front facing window. Radiator.

DAY ROOM AND KITCHEN

18' 7" x 9' 6" (5.67m x 2.92m)

The day room area features French doors overlooking the rear garden, wood effect flooring and being open plan into the kitchen area which features contemporary finished kitchen units including base and drawer units with chrome handles and complimentary worktops.

Integrated electric oven and gas hob with extractor over plus fridge/freezer. Space and plumbing for a dishwasher and inset one and a half bowl stainless steel sink with base cupboard beneath. Two radiators.

Access into:

UTILITY ROOM

5' 9" x 5' 8" (1.76m x 1.74m)

With inset stainless steel sink and single drainer. Space and plumbing for automatic washing machine and similar base cupboard with worktop. Door leading to the exterior. Wood effect flooring. Radiator.

CLOAKROOM/WC

5' 8" x 2' 11" (1.75m x 0.90m)

With wash hand basin and low level WC. Feature tiling to wash hand basin wall. Radiator.

FIRST FLOOR LANDING

11' 5" x 3' 5" (3.48m x 1.05m)

Radiator.

BEDROOM 1

13' 5" x 9' 6" (4.11m x 2.92m)

With front facing window and ample space for the provision of a dressing area. Radiator.

EN-SUITE

7' 1" x 6' 1" (2.16m x 1.87m)

With shower and having a sliding door. Plumbed-in mixer shower. Pedestal wash hand basin and low level WC. Ceramic tiled floor and heated towel radiator. Extractor fan.



Cloaks/WC



Utility



Bedroom 1



En-Suite

BEDROOM 2

11' 4" x 9' 8" (3.46m x 2.95m)

With front facing window and contemporary mock panelled feature wall in a contrasting colour. Radiator.

BEDROOM 3

13' 10" x 8' 0" (4.24m x 2.46m)

With rear facing window. Radiator.

BEDROOM 4

10' 2" x 8' 1" (3.12m x 2.47m)

With rear facing window. Radiator.

BATHROOM

7' 0" x 6' 4" (2.15m x 1.94m)

With panelled bath and having a shower over with glass side screen. Fully tiled around the bath area. Low level WC and pedestal wash hand basin. Extractor fan. Radiator.

OUTSIDE

The property stands back from the road behind an expanse of front forecourt which is tarmac and also partially gravelled. In essence, the full forecourt can be used for parking, if required. This leads to an integrated single garage featuring electric power and lighting.

To the rear of the property is an attractive patio immediately adjacent to the house. This gives way to a further expanse of lawn and also a useful timber outbuilding. The garden is larger than many of the neighbouring properties and is flanked by a gravelled path. This is all enclosed by a timber fence.

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.

ENERGY PERFORMANCE CERTIFICATE

Rating B.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

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

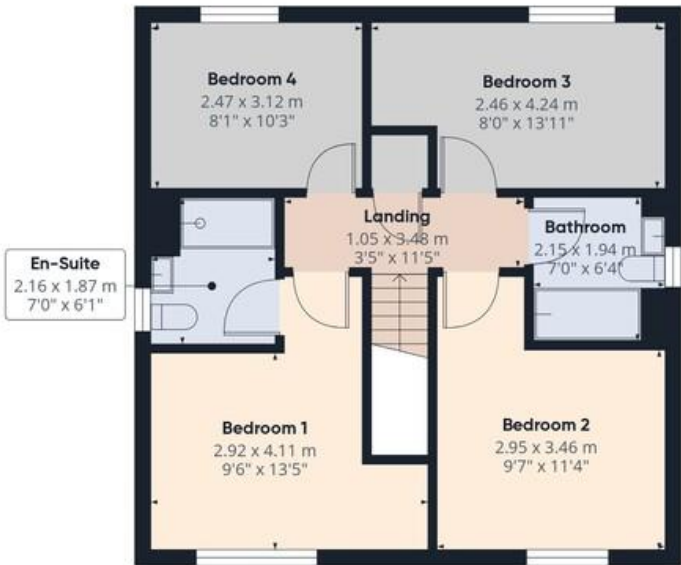


Garden

The digitally calculated floor area is 95 sq m (1,018 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

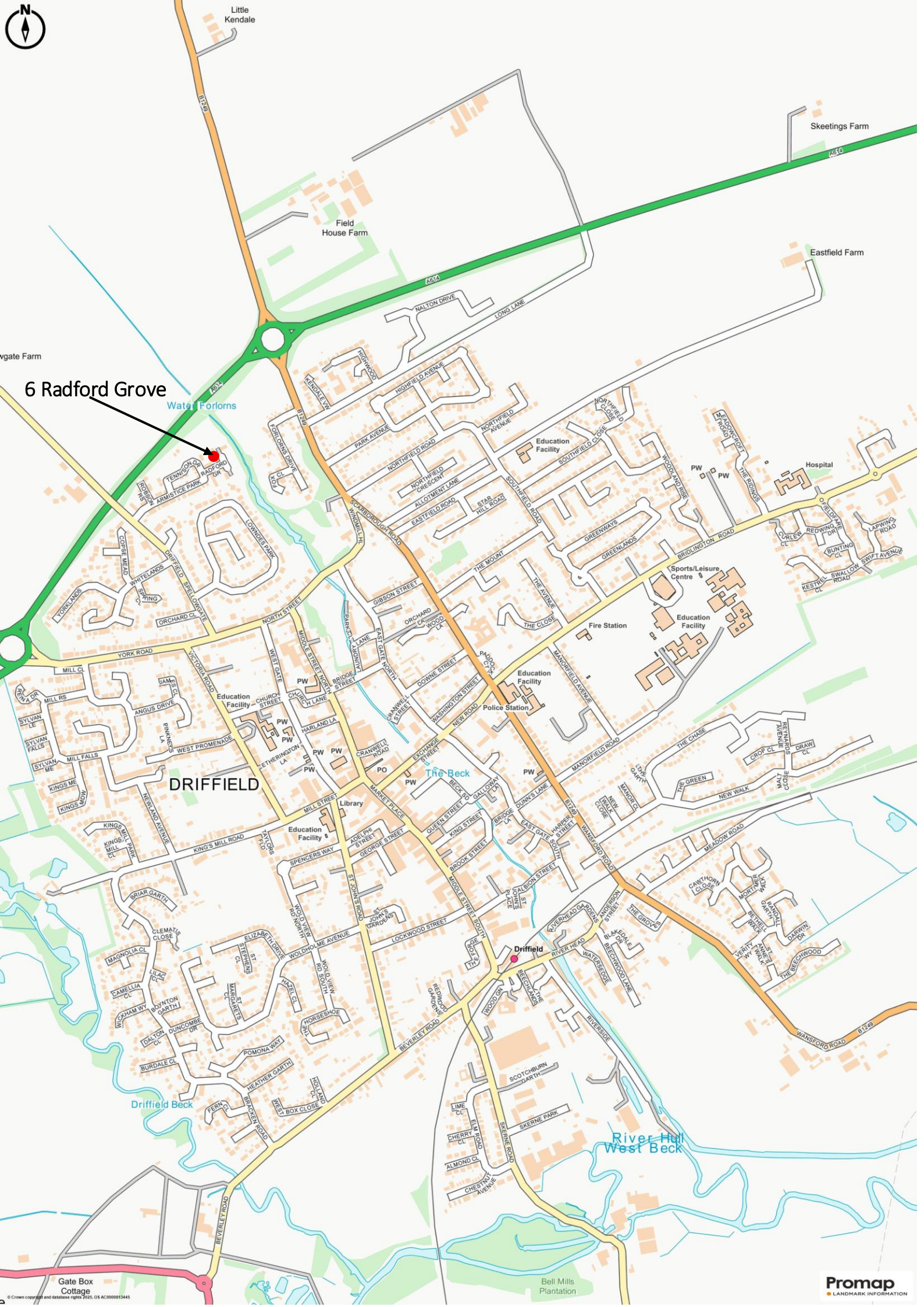


Floor 0



Floor 1





6 Radford Grove

Water Forlons

DRIFFIELD

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales ▪ Property Management
- Valuations

