



8 Burton Pasture
Driffield
YO25 5LQ

ASKING PRICE OF

£270,000

3 Bedroom Detached House

- Est. 1891 -
Ullyotts
Estate Agents

01377 253456



Terrace



3



2



2



Off Road
Parking



Gas Central Heating

8 Burton Pasture, Driffield, YO25 5LQ

A modern detached home originally built by G P Atkin Homes Limited and forming part of the popular Dawnay Park Development of Driffield. This property stands in an excellent location with very little passing traffic.

With a private landscaped garden featuring covered porch area immediately adjacent to the house and offering excellent privacy.

In summary, this is a home which is literally ready for the new owners to simply move into and enjoy!

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.

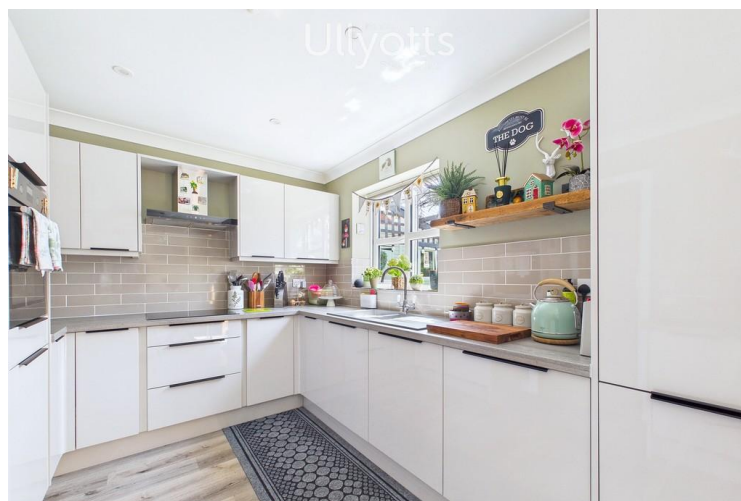
Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Cloaks/WC



Lounge



Kitchen



Kitchen

Accommodation

FRONT ENTRANCE

Into:

HALL

15' 8" x 4' 9" (4.79m x 1.47m)

With a range of feature oak panelled cottage style doors leading off to the principal accommodation. Built-in storage cupboard and staircase leading off to the first floor. Wood effect flooring and mock panelled walls. Radiator.

CLOAKROOM/WC

5' 7" x 3' 1" (1.71m x 0.96m)

With low level WC and vanity wash hand basin. Wood effect flooring. Radiator.

LOUNGE

15' 7" x 10' 11" (4.77m x 3.34m)

With front facing window, wood effect flooring and coved ceiling. Wall hung electric fire. Radiator.

KITCHEN

20' 0" x 8' 7" (6.10m x 2.63m)

Fitted with a range of modern kitchen units principally along three walls and including a wealth of integrated appliances and additional features including integrated electric oven,

integrated electric hob with extractor, integrated dishwasher and fridge/freezer. Additional units have been added in what has become the dining area of this room to provide extra storage and worktops. Radiator.

Double doors leading out to the exterior.

FIRST FLOOR LANDING

BATHROOM

7' 6" x 6' 2" (2.30m x 1.90m)

With suite comprising panelled bath with shower over and glass side screen. Fully tiled around the bath, low level WC and vanity wash hand basin with half tiling. Chrome heated towel radiator. Extractor fan. Tiled flooring.

BEDROOM 1

12' 6" x 8' 8" (3.83m x 2.66m)

With front facing window and built in wardrobes. Wood effect flooring. Radiator.

EN-SUITE

8' 8" x 4' 9" (2.66m x 1.47m)

Comprising fully tiled shower cubicle, vanity wash hand basin and low level WC. Chrome heated towel radiator.



Bedroom 1



En-suite



Bedroom 2



Bedroom 3/Office

BEDROOM 2

9' 3" x 9' 1" (2.82m x 2.77m)

With rear facing window and built-in wardrobes. Wood effect flooring. Radiator.

BEDROOM 3

9' 0" x 8' 2" (2.75m x 2.50m)

With front facing window (currently used as an office) and featuring fitted drawers along one wall with worktop. Wood effect flooring. Radiator.

OUTSIDE

The property forms part of a very quiet area of the development, set back from the road behind a block paved forecourt/lawned front garden. The block paving provides parking for multiple vehicles and also extends to the side of the property.

To the rear of the property is a super enclosed area of garden that is predominantly lawned whilst being enclosed by a fence. There are mature planted shrubs and, immediately to the rear of the property, a paved area with covered porch/seating area.

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 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



Bathroom



Rear Elevation and Garden

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.

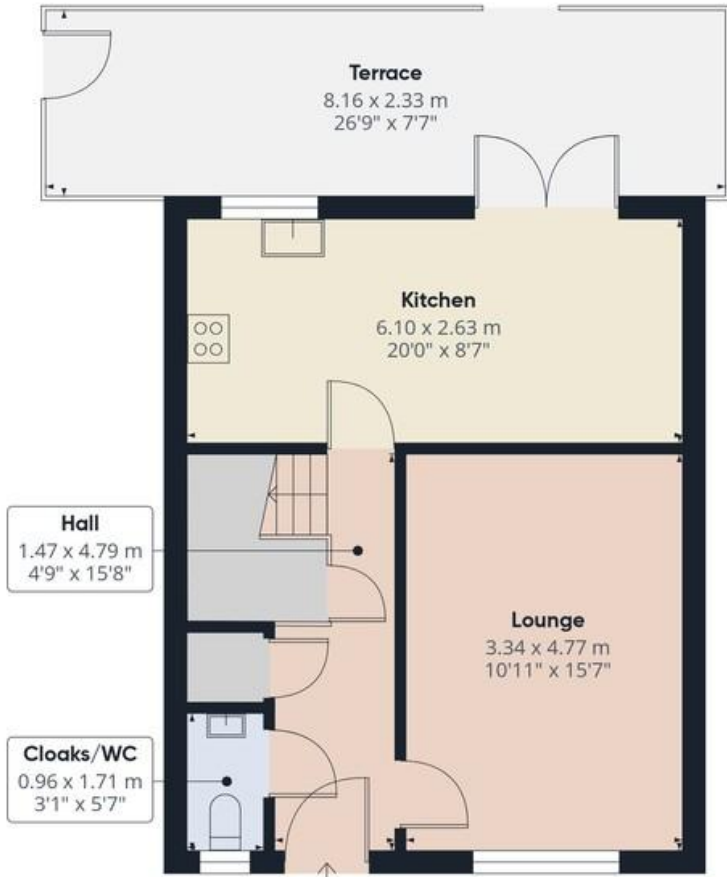
Floor plans are for illustrative purposes only.

VIEWING

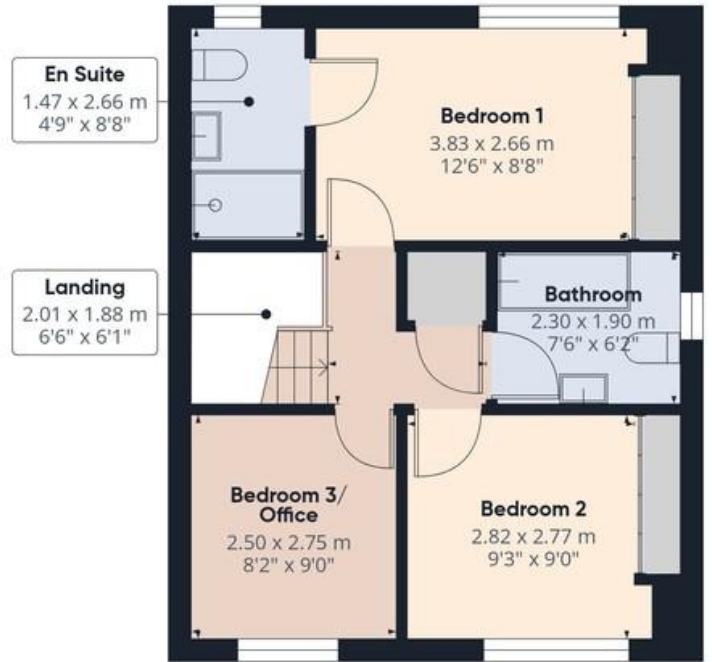
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 81.3 sq m (905 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

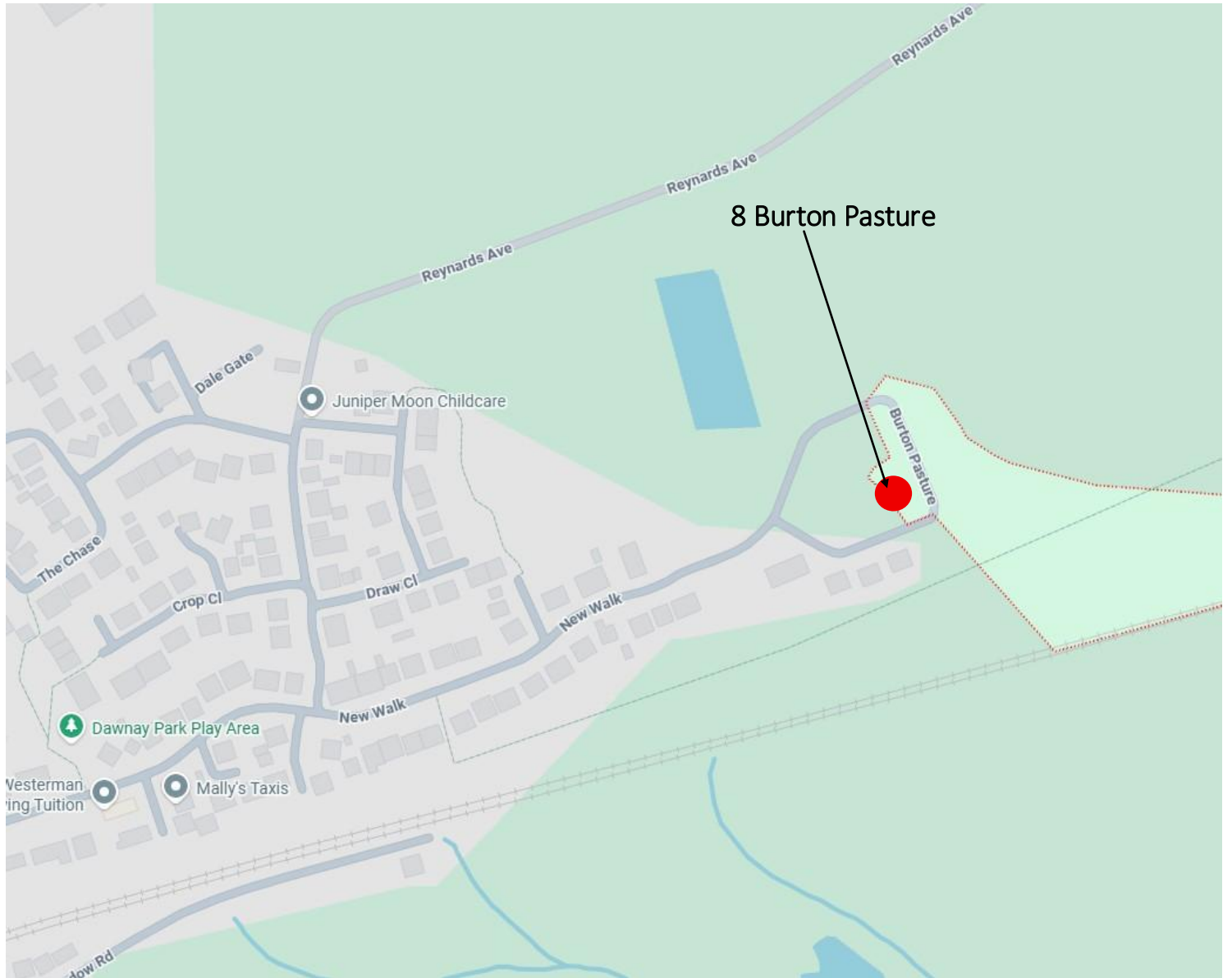


Floor 0



Floor 1





▪ Est. 1891 ▪
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