



10 Armistice Park
Driffield

YO25 5AN

ASKING PRICE OF

£295,000

4 Bedroom Detached House



Day Room/Kitchen



4



1



2



Garage & Off
Road Parking



Gas Central Heating

10 Armistice Park, Driffield, YO25 5AN

A modern home which certainly stands out from the crowd! With a beautifully appointed interior, upgraded from the original developers specification, this home is presented to the market in a move-in condition and is certainly well worth taking the opportunity to consider.

The interior accommodation offers a spacious front facing lounge along with a rear facing contemporary open plan day room with kitchen area, this gives way to a fabulous area of garden via double French doors.

The first floor provides three double bed rooms along with a large single bedroom, en-suite bathroom to the master bedroom and house bathroom. Externally, the property does not disappoint! Its frontage is well positioned on the site whilst to the rear is a beautifully designed garden that has been developed by the seller to be as low maintenance as possible whilst also providing a tranquil outside space.

The property has been further enhanced by a purpose built summerhouse/studio with electric power and lighting.

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.



Entrance Hall



Kitchen



Kitchen/Day Room



Lounge

Accommodation

ENTRANCE HALL

18' 6" x 6' 4" (5.64m x 1.94m)

With staircase leading off to the first floor and built-in storage cupboard beneath. Radiator.

CLOAKROOM/WC

5' 6" x 2' 9" (1.68m x 0.84m)

With low level suite comprising pedestal wash hand basin and low level WC. Ceramic tiled flooring. Radiator.

LOUNGE

15' 4" x 13' 9" (4.68m x 4.20m)

Front facing square bay window - this is a rather spacious feeling lounge with radiator and TV point.

OPEN PLAN KITCHEN/DAY ROOM

20' 7" x 13' 11" (6.28m x 4.25m)

Beautifully presented contemporary space with doors opening out onto the garden and also having a window with a view of the same.

The kitchen area features a wealth of modern base and drawer units with a high gloss finish and coordinating worktops. Wall mounted cupboards to match plus large pull-out larder cupboards provide huge storage. Integrated appliances include

fridge freezer, dishwasher, microwave and electric oven and hob with extractor over. Space and plumbing for automatic washing machine plus space for a dryer. TV point. Radiator.

FIRST FLOOR LANDING

With built-in storage cupboard housing hot water cylinder. Radiator.

BEDROOM 1

12' 8" x 8' 11" (3.88m x 2.74m)

With front facing window and fitted range of wardrobes. TV point. Radiator.

EN-SUITE

7' 7" x 4' 8" (2.33m x 1.43m)

With splash back tiling and a three-piece bathroom suite comprising low level WC, pedestal wash hand basin and shower area, wall mounted vanity unit and tiled flooring. Radiator.

BEDROOM 2

10' 3" x 9' 6" (3.14m x 2.91m)

With rear facing window and fitted wardrobes. Radiator.



Bedroom 1



En-suite



Bedroom 2



Bedroom 3

BEDROOM 3

10' 2" x 8' 11" (3.10m x 2.74m)

A double bedroom with rear window. Radiator.

BEDROOM 4

7' 7" x 7' 7" (2.33m x 2.33m)

With a front facing window. a good sized single bedroom.

Radiator.

BATHROOM

6' 11" x 6' 2" (2.11m x 1.89m)

A modern family bathroom with partially tiled walls comprising three-piece bathroom suite of low level WC, pedestal wash hand basin and panelled bath with shower over. Wall mounted vanity unit and ceramic tiled flooring. Radiator.

OUTSIDE

The property stands back from the road behind well planted forecourt gardens. There is a side drive which leads to a detached single garage with electric power and lighting connected. To the rear of the property is a quite stunning area of enclosed garden, planted and designed by the vendor to be as low maintenance, yet impacting as possible. A truly tranquil space!

The garden area has been enhanced further by a purpose built summerhouse and studio with electric power and lighting. The garden itself is south facing and, as such, benefits from a sunny aspect.

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 E.

ENERGY PERFORMANCE CERTIFICATE

Rating B.



Bedroom 4



Bathroom



Garden



Garden

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.

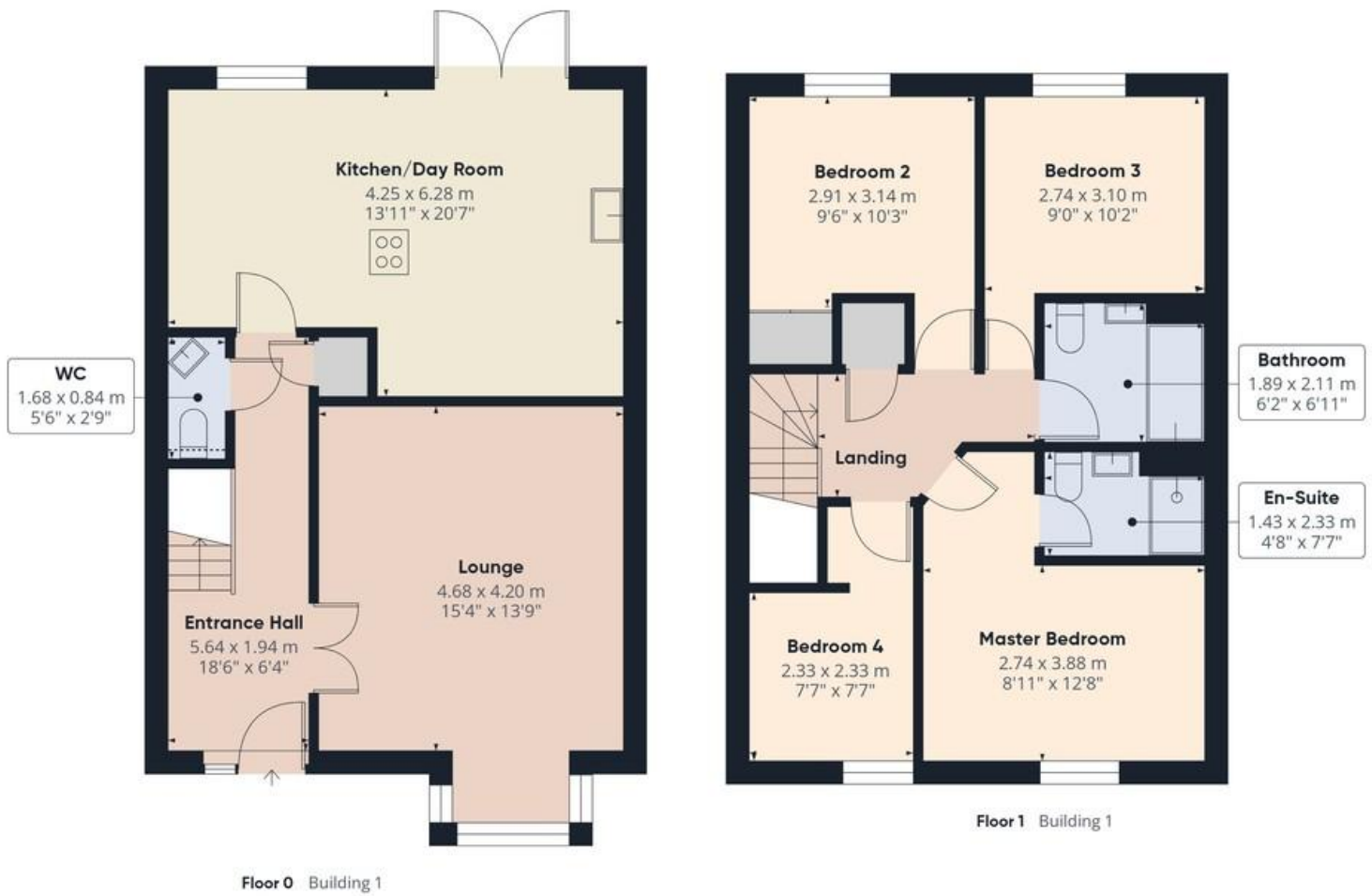
VIEWING

Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 109 sq m (1,171 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

10 Armistice Park

Water Forlons

DRIFFIELD

The Beck

Driffield

Driffield Beck

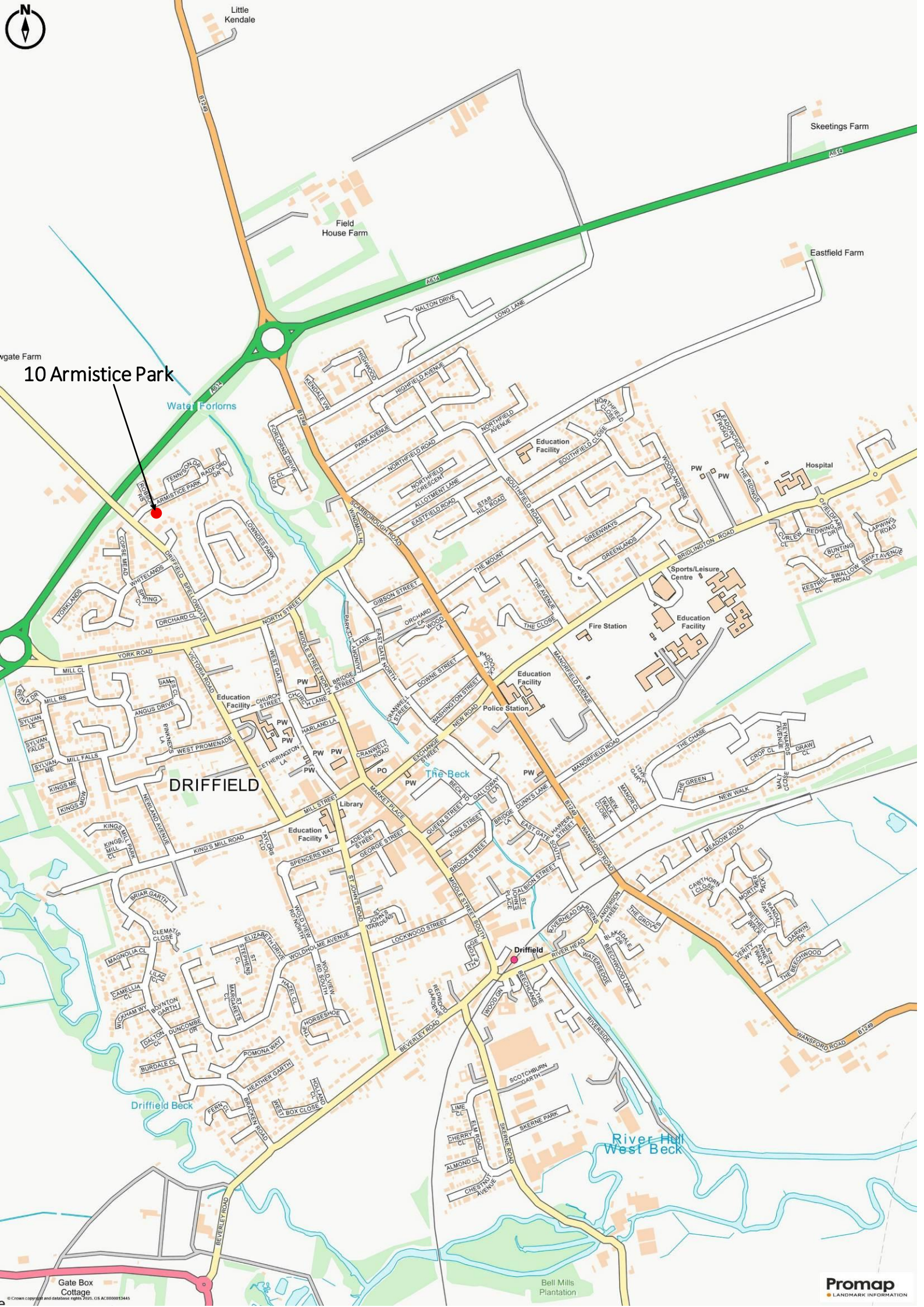
River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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