



13 Burton Pasture  
Driffield  
YO25 5LQ

ASKING PRICE OF

**£187,500**

**2 Bedroom Semi-Detached House**



Rear Elevation



2



1



1



Off Road  
Parking



Gas Central Heating

## 13 Burton Pasture, Driffield, YO25 5LQ

**Forming part of the popular "Dawnay Park" area of Driffield and being within a particularly quiet section of the development with off-street parking to the front, this is a smartly presented two bedroomed home IDEAL FOR THE DISCERNING FIRST TIME BUYER or simply for those buyers wanting competitively priced accommodation in a great setting!**

The accommodation on offer includes entrance lobby with ground floor WC, front facing lounge that features a staircase leading off to the first floor and rear facing breakfast kitchen with a wealth of kitchen units along with integrated appliances. The first floor fails to disappoint with two good sized bedrooms, one at the front and one at the rear along with house bathroom. There is an enclosed area of garden to the rear.

**In summary, this is a quite delightful home with a good specification and offering low running costs.**

### 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



Kitchen



Breakfast Kitchen

## Accommodation

### ENTRANCE HALL

4' 4" x 4' 2" (1.34m x 1.29m)

With access into:

### CLOAKROOM/WC

5' 0" x 3' 4" (1.53m x 1.04m)

With low level WC and wash hand basin. Radiator.

### LOUNGE

16' 4" x 9' 3" (4.99m x 2.83m)

With front facing window and staircase leading off to the first floor. Radiator.

### BREAKFAST KITCHEN

12' 11" x 10' 3" (3.96m x 3.13m)

Fitted with a wealth of kitchen units including base and wall mounted cupboards, along with worktops and integrated appliances which include a gas hob with electric oven and extractor fan. Inset sink with base cupboard underneath. Integrated washing machine and fridge freezer.

French doors leading out onto the garden from a dedicated breakfast area.

### FIRST FLOOR LANDING

8' 7" x 3' 1" (2.63m x 0.96m)

With storage cupboard.

### BEDROOM 1

13' 1" x 10' 4" (4.00m x 3.15m)

With rear facing window. Radiator.

### BEDROOM 2

13' 1" x 7' 1" (3.99m x 2.17m)

With dual front facing windows. Radiator.

### BATHROOM

6' 8" x 5' 9" (2.04m x 1.76m)

With suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator.

### OUTSIDE

The property stands back from the road behind a front facing forecourt which provides off-street parking with dedicated two spaces.

To the rear of the property is an enclosed area of garden within a fenced boundary. Garden shed included.

### CENTRAL HEATING



Bedroom 1



Bedroom 2



Bathroom

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**

Rating B.

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating B.

#### **NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Garden

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 61 sq m (652 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

vgate Farm

Water Forloms

13 Burton Pasture

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION



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