



1 Fieldfare
Driffield
YO25 5HL

ASKING PRICE OF

£315,000

4 Bedroom Detached House



Garden



4



2



2



Double Garage &
Off Road Parking



Gas Central Heating

1 Fieldfare, Driffield, YO25 5HL

Perhaps the best plot on the whole development!

Having an attractive frontage looking onto Bridlington Road, and beyond, and benefitting from a private drive access that leads to generous off-street parking plus the rare commodity of a **DOUBLE GARAGE**. Indeed, if more parking is required, there is a side garden which could be re-allocated for this purpose.

The house itself is immaculately presented having been much upgraded since construction and, with a south and westerly facing Solar PV installation, running costs in terms of electricity will be vastly reduced.

The accommodation includes main entrance that leads into a front facing lounge enjoying views across Bridlington Road, and beyond, dedicated dining area, conservatory, fitted kitchen and separate utility room with WC leading off. The first floor is again generous with four good sized bed rooms, the master bedroom offering an en-suite along with a house bathroom.

In summary, not only is this property in a superb overall condition, ready for immediate occupancy, its location is unrivalled amongst many of its counterparts. The rear garden is enclosed, offers a good degree of privacy and also has an attractive southerly aspect.

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



Dining Room



Conservatory

Accommodation

ENTRANCE HALL

4' 8" x 3' 11" (1.44m x 1.21m)

With straight flight staircase leading off to the first floor.

Radiator.

LOUNGE

15' 11" x 13' 3" (4.87m x 4.05m)

With front facing window plus additional side window providing ample natural light, feature fire surround with electric fire in situ, wood effect flooring and coved ceiling.

Radiator.

Opening into:

DINING ROOM

9' 1" x 7' 11" (2.77m x 2.43m)

With a continuation of the wood effect flooring. Coved ceiling.

Radiator.

Doors leading into:

CONSERVATORY

8' 10" x 8' 4" (2.71m x 2.56m)

With ceramic tiled floor and having French doors leading out onto the garden. Panoramic views of the garden from all sides.

KITCHEN

11' 6" x 9' 1" (3.52m x 2.77m)

Fitted with a modern range of kitchen units finished with Shaker style doors with a brushed chrome handle, including base and drawer units with worktops over and wall mounted cupboards to match. Integrated electric oven with four ring gas hob and pull out extractor fan. Integrated concealed dishwasher and refrigerator. Inset one and a half bowl sink with mixer tap and ceramic tiled floor. Radiator.

UTILITY ROOM

4' 10" x 4' 9" (1.48m x 1.47m)

With door to the exterior. Wall hung gas fired boiler and space and plumbing for automatic washing machine.

CLOAKROOM/WC

4' 10" x 3' 11" (1.48m x 1.21m)

With low level WC and wash hand basin.

SUNROOM

9' 7" x 6' 10" (2.94m x 2.09m)

With access only from the garden but offering an opportunity for a variety of uses.



Kitchen



Utility Room



Bedroom 1



En-Suite

FIRST FLOOR LANDING

BEDROOM 1

13' 5" x 11' 4" (4.09m x 3.46m)

With front facing window enjoying views onto Bridlington Road and beyond. Range of wardrobes along one wall and covered ceiling. Radiator.

EN-SUITE

With Quadrant style shower enclosure, low level WC and vanity style wash hand basin.

BEDROOM 2

13' 10" x 8' 9" (4.24m x 2.67m)

With rear facing window and covered ceiling. Built-in wardrobes and bedside drawers plus vanity unit. Radiator.

BEDROOM 3

11' 5" x 9' 3" (3.48m x 2.84m)

With front and side facing windows. Coved ceiling. Radiator.

BEDROOM 4

8' 5" x 6' 7" (2.59m x 2.02m)

With rear facing window and covered ceiling. Built-in range of wardrobes. Radiator.

BATHROOM

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

OUTSIDE

The property enjoys a very attractive location with off-street parking to the front. There is a partially integrated double garage with twin up and over doors. There is a side garden which is mature and well planted, whilst to the rear the garden is enclosed with a timber fence. There is a paved patio immediately to the rear of the house adjacent to the conservatory and this leads to an area of lawn with side borders plus decked area on the rear most perimeter, adjacent to a neighbouring property's garage wall, which provides superb privacy.

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.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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 Ulyyotts 01377 253456 - Option 1.

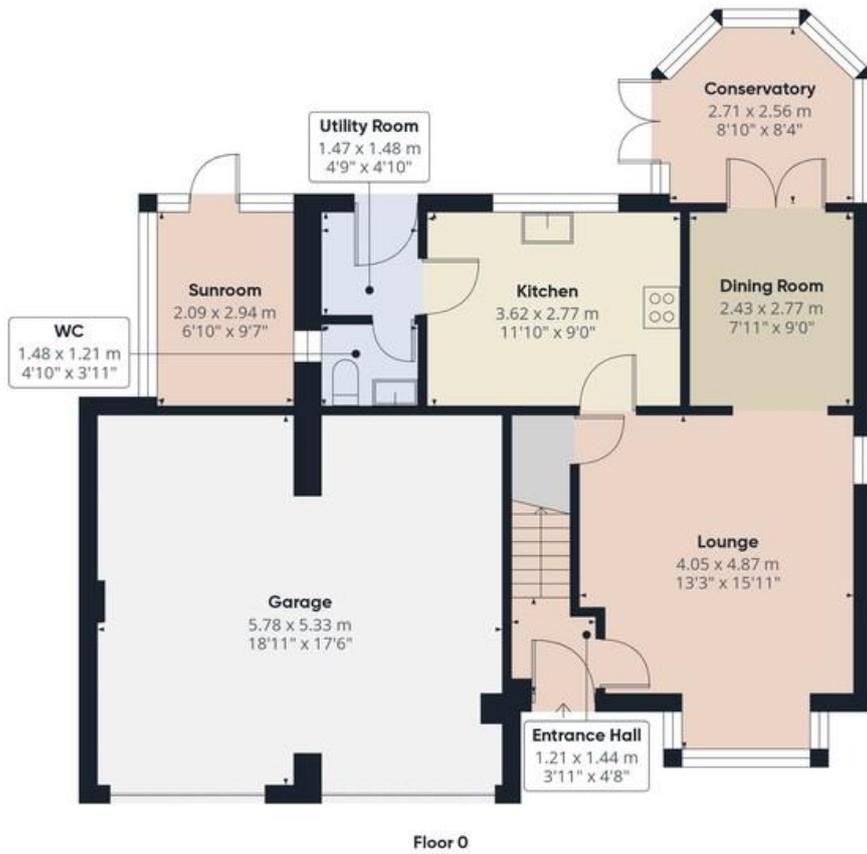
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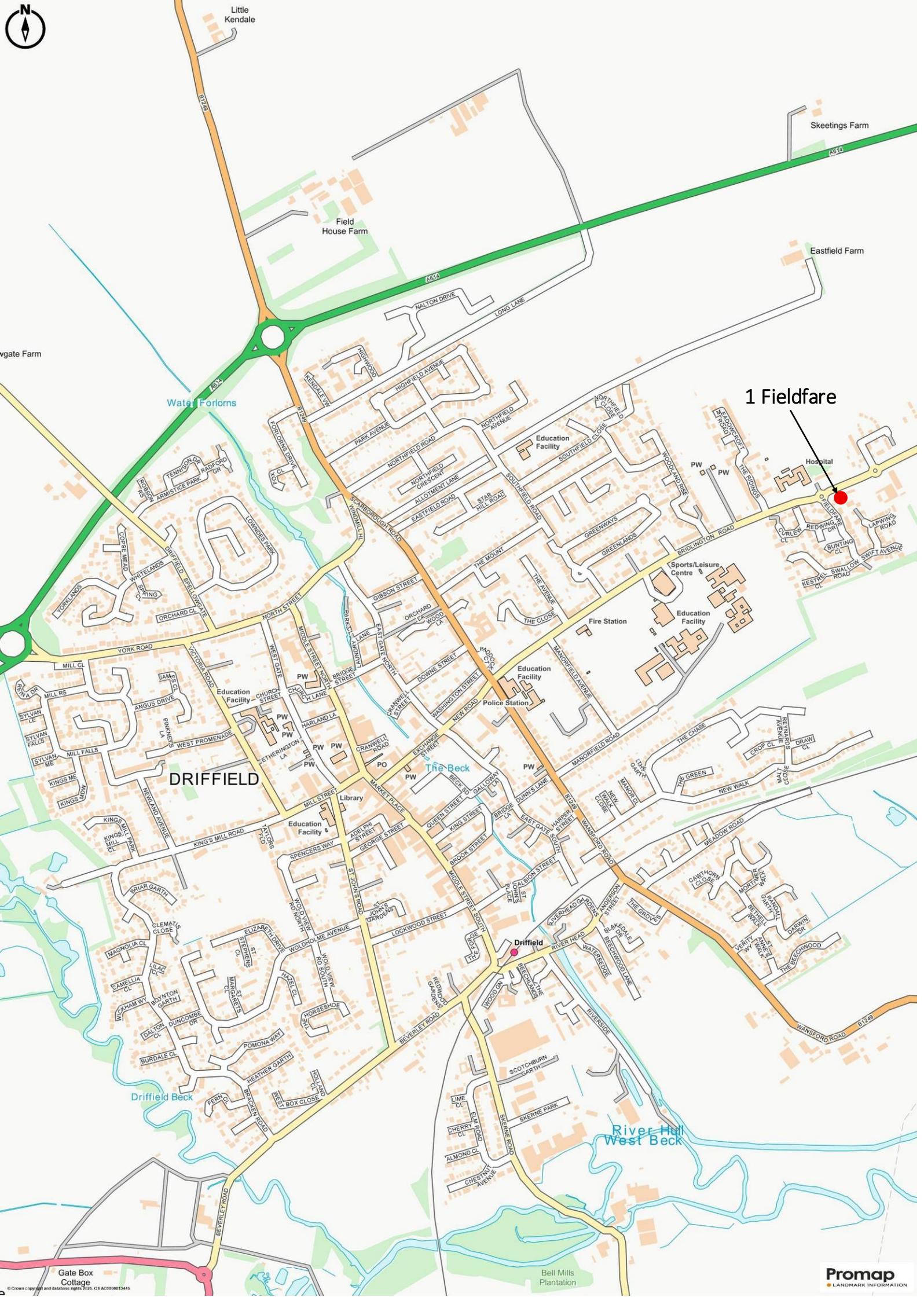


Garden



The digitally calculated floor area is 139 sq m (1,495 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Forlons

1 Fieldfare

Hospital

DRIFFIELD

The Beck

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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