

linkagency

3 Bedroom House - Semi-Detached for Sale

Offers Over £200,000

5 Southwood Mews, Drifffield, YO25 9HL



KEY FEATURES

- BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED : 80.3 SQ.M / 864.4 SQ.FT
- HIGHLY ENVIABLE END-PLOT POSITION WITH COUNTRYSIDE VIEWS
- BLOCK PAVED PARKING FOR 2 VEHICLES
- BRIGHT AND SPACIOUS SITTING ROOM
- GOOD SIZE, FITTED DINING KITCHEN
- SEPARATE UTILITY ROOM
- GROUND FLOOR WC
- MANY FURNISHINGS AND FREE STANDING KITCHEN APPLIANCES CAN BE INCLUDED
- PRIVATE, ENCLOSED LOW MAINTENANCE REAR GARDEN
- EASY COMMUTING DISTANCE TO BEVERLEY, HULL, YORK AND THE EAST YORKSHIRE COAST

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Drifffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

General description

This beautifully presented three-bedroom semi-detached family home offers a wonderful blend of contemporary style, practical living, and a premier position. Extending over a comfortable 80.3 square metres (864.4 square feet) across two inviting storeys, the property has been well maintained throughout. What truly sets this home apart is its enviable end-plot position, directly adjoining a large community recreation green and children's play park, which provides completely uninterrupted, panoramic views over the countryside landscapes.

The ground floor opens into a small welcoming entrance hall that leads directly into a bright and beautifully proportioned lounge. Flooded with natural light from a large front-facing bay window, this room features warm wood-effect laminate flooring and a sophisticated design, highlighted by striking artistic floral watercolor mural wallpaper within the alcoves flanking the chimney breast. To the rear sits a dining kitchen—fully fitted with cream shaker units, warm wood-effect worktops, and an integrated oven and gas hob as well as free standing appliances and a kitchen table and chairs. This space opens to the outdoors via a half-glazed external door leading to the rear decking. Everyday functionality is handled by a separate, dedicated utility room with a washing machine and work top over and a downstairs cloakroom / WC featuring a modern white suite.

Upstairs, the bright central landing leads to three versatile and well-proportioned bedrooms. The principal master bedroom is a generous, light-filled large double room with twin windows framing open views to the front. The second bedroom is a comfortable double overlooking the rear garden, while the third is a single bedroom currently styled as a nursery but equally suited as a dedicated home office. The first floor is completed by a contemporary family bathroom with a white P-shaped shower bath with a curved glass screen, an eye-catching feature panel of grey-and-white starburst geometric tiles, and a premium white oval vessel basin set upon a wooden washstand.

The front features a block-paved driveway providing off-street parking for 2 vehicles. The secure rear garden is a private, fully enclosed low maintenance space with a timber-decked sun terrace and a wide grey flagstone paved area as well as having a garden shed.

Location

Situated within a peaceful and sought-after residential development on the outskirts of Driffield, this property offers a perfect blend of quiet neighborhood living with immediate access to the extensive amenities of a bustling market town. Known as the "Capital of the Wolds," the popular, small market town of Driffield provides a community feel, while serving as an ideal gateway to the rolling hills of the Yorkshire Wolds and the stunning East Yorkshire coastline.

- Proximity & Commuter Distances: The property is excellently positioned for commuting and exploring the region, with superb road and rail connections putting key towns and cities within comfortable driving distance:
 - Beverley: Approximately 12 miles.
 - East Yorkshire Coast (Bridlington): Approximately 12 miles.
 - Hull: Approximately 23 miles.
 - York: Approximately 29 miles.
- Shopping & Local Amenities: Driffield town centre boasts an outstanding array of amenities, featuring a vibrant weekly market alongside a diverse mix of high-street names, independent boutiques, bakeries, and local butchers. Excellent everyday shopping options include major supermarkets such as Tesco and Lidl, as well as a great selection of traditional public houses, cafes, and restaurants.
- Leisure & Community: The town offers exceptional sports and recreational facilities, with dedicated local clubs for rugby, golf, football, bowls, and cricket. The Driffield Leisure Centre provides a modern swimming pool and gym facilities, while the historic Driffield Navigation canal offers lovely scenic waterways to explore.
- Transport Links: Driffield is exceptionally well-connected, featuring its own dedicated railway station providing regular direct train services to Hull, Beverly, Bridlington, and further afield to Sheffield and York. The town is also well-served by a reliable network of local bus routes and enjoys easy road access to the A614 and A166.
- Education: An ideal location for growing families, the area benefits from several well-regarded local primary schools alongside the highly respected Driffield School and Sixth Form for secondary education.
- Nature & Outdoors: Surrounded by the picturesque, rolling landscapes of the Yorkshire Wolds, residents have direct access to endless countryside walking and cycling paths. The proximity to the coast also means beautiful sandy beaches like Fraisthorpe and Bridlington are just a short 20-minute drive away.



HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Hall

- Small entrance vestibule
- Wood-effect laminate flooring
- Stairs with fitted carpet

Lounge

14'3" x 12'0"

- Bright and beautifully proportioned primary reception room featuring a large front-facing bay window
- Decorated with white walls accented by artistic floral watercolour-style wallpaper on the alcoves flanking the central chimney breast
- Wood-effect laminate flooring
- Coving
- Under stairs cupboard

Dining kitchen

13'8" x 11'7"

Kitchen and dining space featuring a half-glazed uPVC external door that opens directly out onto the rear decking

- Fully fitted with a comprehensive range of cream shaker-style wall and base units paired with warm wood-effect worktops
- 1.5 bowl stainless steel sink with monochrome mixer tap
- Neutral metro-tiled splashback
- An integrated oven, a four-ring gas hob, and a stainless steel curved glass extractor hood above
- Space for a standalone dishwasher and a tall freestanding fridge-freezer
- Space for dining table and chairs

Utility room

7'6" x 4'3"

- Practical, separate laundry room located just off the kitchen area with a rear-facing window.
- Fitted with matching wood-effect worktops, a metro-tiled splashback
- Space and plumbing for a washing machine

Ground floor WC

- Conveniently located ground floor cloakroom fitted with a modern white two-piece suite
- Comprises a low-level dual flush WC and a compact rectangular wash hand basin set over a cream shaker-style vanity storage cupboard

Stairs and landing

- Traditional white wooden spindle balustrade and handrail
- Fitted carpet to the stairs
- Cupboard with central heating boiler

Bedroom 1

10'11" x 15'3"

- Generous, light-filled principal king size bedroom boasting twin windows with open front views
- Fitted carpet and radiator

Bedroom 2

11'7" x 8'5"

- Good-sized double bedroom
- Fitted carpet and radiator
- Rear-facing window

Bathroom

5'1" x 8'5"

- Contemporary family bathroom fully tiled in modern beige stone-effect brick metro-style wall tiles
 - Wood-effect laminate flooring
 - White P-shaped shower bath with a curved glass screen, chrome mixer taps, and a wall-mounted shower head
 - Metro tiling to all walls with a feature panel of grey and white starburst geometric tiles inset, behind the shower and sink
 - White oval vessel basin set on a wood washstand
 - Low-level dual flush WC,
- Large chrome ladder-style heated towel rail

Bedroom 3

8'3" x 6'6"

- Single bedroom currently dressed as a nursery
- Fitted carpet and radiator



Exterior

Front Exterior and Driveway

- Dedicated block-paved front driveway providing off-street parking directly in front of the property
- Open-aspect front boundaries bordered by low timber post-and-rail fencing and a hedge

Rear Garden

- Fully enclosed, low maintenance rear garden
- Timber-decked sun terrace and a wide grey flagstone paved area
- High timber panel fencing to 3 sides
- Gravel borders nicely stocked with established greenery including rose bushes, and a feature conifer tree
- Lockable high gate

Position and Views

- Occupies an incredibly rare and enviable end plot immediately adjacent to a vast open green field and local community recreation park
- Side boundary defined by an open timber post-and-rail fence, providing completely uninterrupted, panoramic views over the neighbouring green spaces, children's play park, and stunning rolling countryside beyond

Personal Agent Jayne at Link Agency

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Easy to read, detailed floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.

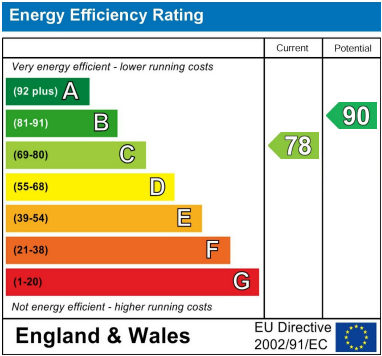


Approximate Gross Internal Floor Area
80.3 Sq Metres / 864.4 Sq Feet



Disclaimer:

Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



Disclaimer

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.