



43 Southfield Close
Driffield

YO25 5YU

ASKING PRICE OF

£195,000

3 Bedroom Semi-Detached House



Garden



3



1



1



Garage & Off
Road Parking



Gas Central Heating

43 Southfield Close, Driffield, YO25 5YU

AN OUTSTANDING semi-detached house located within a popular and sought after residential location that is convenient for access to local facilities including schools, sports centre and the wider area by road.

The property is in an impeccable condition with the current vendors having taken the opportunity to ensure that it is as pristine as possible prior to marketing! Infact, this is one of the houses which is very difficult to find fault with.

The accommodation on offer includes Entrance Hall, which offers a good degree of space, front facing Lounge and fitted Kitchen which incorporates a breakfast area.

The first floor offers two main bedrooms as well as third single bedroom which is currently used as an office. The bathroom has been re-fitted and compliments other fixtures and fittings.

In summary, the laid back vibe of the location of this property is a welcome change to many modern developments, which can quite often feel overlooked and mean that parking is problematic. This is not the case with this property given that it has its own drive, garage and additional parking space.

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



Breakfast Kitchen



Breakfast Kitchen

Accommodation

A lovely welcoming Entrance to the property with staircase leading off to the first floor, fitted dado rail. Radiator.

LOUNGE

15' 1" x 12' 3" (4.60m x 3.75m)

With front facing window, coved ceiling and built-in downstairs storage cupboard. Wall hung electric fire. Radiator.

BREAKFAST KITCHEN

15' 8" x 8' 0" (4.78m x 2.45m)

Fitted along three walls with a range of kitchen units incorporating base and wall mounted cupboards with drawers and finished with Shaker style doors. Integrated electric oven and gas hob with extractor fan over. Integrated fridge and freezer plus space and plumbing for automatic washing machine. Concealed gas fired boiler and stainless steel sink with single drainer. Additional wall hung cupboards in the breakfast area. Radiator.

Door to the exterior.

FIRST FLOOR LANDING

9' 1" x 5' 11" (2.78m x 1.82m)

With built-in overstairs storage cupboard.

BEDROOM 1

13' 4" x 9' 4" (4.07m x 2.85m)

With front facing window. Coved ceiling. Radiator.

BEDROOM 2

9' 11" x 9' 4" (3.03m x 2.85m)

With rear facing window and coved ceiling. Radiator.

BEDROOM 3

8' 4" x 6' 0" (2.56m x 1.85m)

With front facing window. There is huge potential to use the stair bulkhead to create a cabin-style bed with storage beneath, however, at the moment this room is used as an office. Radiator.

SHOWER ROOM

5' 10" x 5' 4" (1.79m x 1.63m)

With walk-in shower having a glass side panel and mains plumbed-in shower, vanity wash hand basin and WC. Contemporary tiling to the walls. Heated ladder style radiator.

OUTSIDE

The property stands back from the road behind an open plan frontage. The front and side being finished with plum coloured crushed slate. To the rear of the property is a concrete hard



Entrance



Bedroom 1



Bedroom 2



Bedroom 3

standing area providing additional car parking along with a full drive which leads to a single garage.

GARAGE

18' 8" x 8' 2" (5.69m x 2.49m)

Having an electric front door and side personal door. Power and lighting connected.

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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 Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



Shower Room



Rear Elevation



Garage and off-road parking

The digitally calculated floor area is 66 sq m (713 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



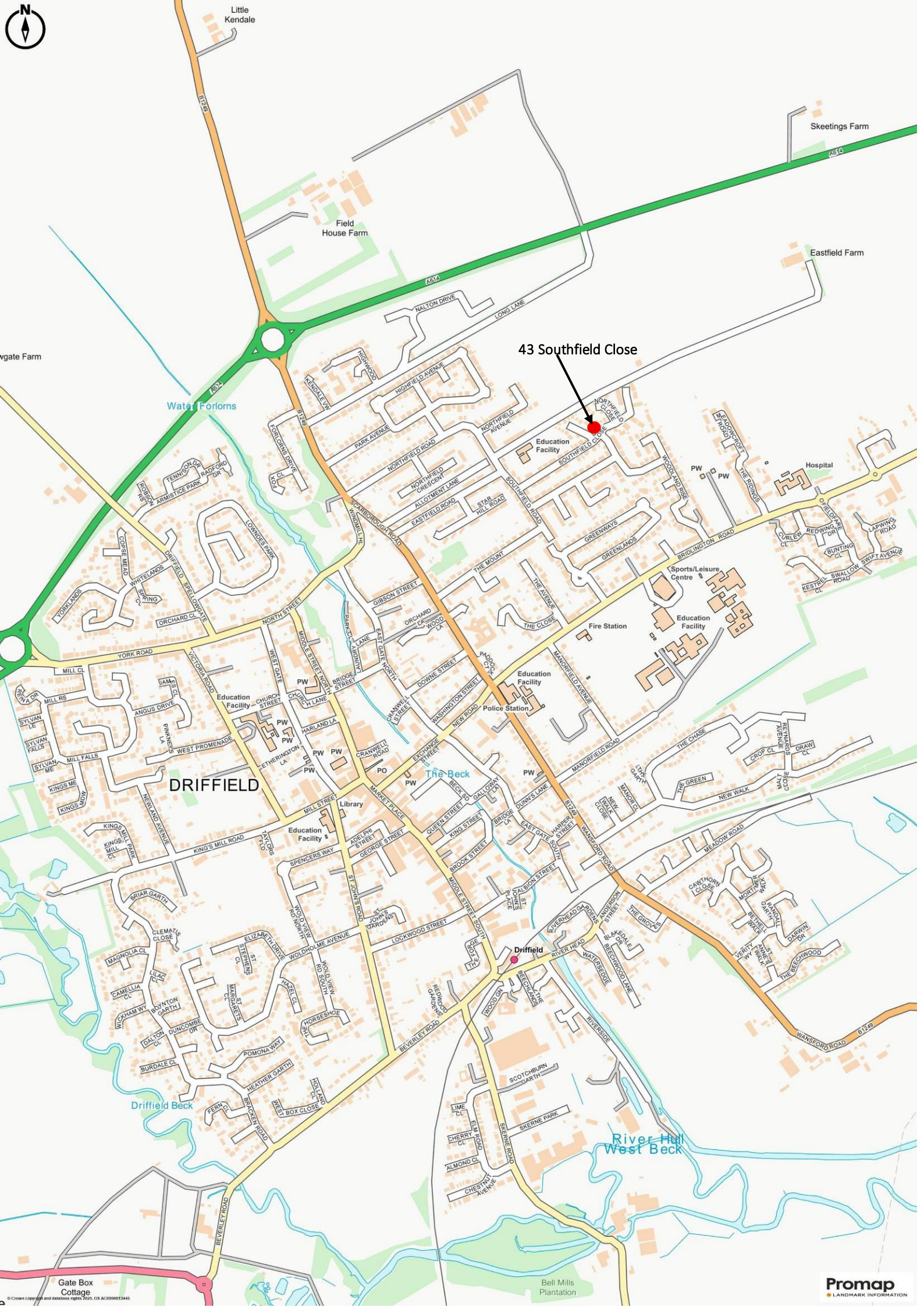
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



43 Southfield Close



DRIFFIELD

Driffield

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