



6 Kestrel Close  
Driffield

YO25 5JX

ASKING PRICE OF

**£170,000**

**3 Bedroom Semi-Detached House**



Breakfast Kitchen - VIRTUALLY STAGED



3



1



1



Off Road  
Parking



Gas Central Heating

## 6 Kestrel Close, Driffield, YO25 5JX

A property which forms part of the popular and established residential development off Bridlington Road, fondly known by locals as "The Birds" Development, this is a competitively priced semi-detached house which may be of particular interest to first time buyers, but equally could appeal to many other buyers.

Having had one owner since its construction, the property has been re-decorated and re-carpeted immediately prior to offering it for sale, though some of the fixtures and fittings, although quite serviceable, could be updated in time by the new owners in order to put their own stamp on things. There is a useful ground floor cloakroom with WC plus front facing lounge and open plan breakfast style kitchen offering views over the garden.

On the first floor are three bedrooms along with a shower room which has been re-fitted since construction.

There is off-street parking to the side, whilst to the rear is a most attractive enclosed area of private garden.

We understand that the boiler for the central heating system is

not functional at the current time. In short, this is a competitively priced semi-detached house, the price reflecting the need may buyers may seek to update things but nevertheless is a great home!

**We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.**

### 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.

### FRONT ENTRANCE



Cloaks/WC



Lounge



Lounge



Lounge - VIRTUALLY STAGED

## Accommodation

Into:

### HALL

4' 7" x 3' 4" (1.40m x 1.03m)

With radiator.

### CLOAKROOM/WC

5' 4" x 2' 8" (1.65m x 0.83m)

With low level WC and wash hand basin. Radiator.

### LOUNGE

15' 9" x 13' 5" (4.82m x 4.10m)

With front facing window and fire surround housing an electric fire. Staircase leading off to the first floor. Radiator.

### BREAKFAST KITCHEN

13' 3" x 8' 7" (4.06m x 2.63m)

With rear facing doors looking out onto the garden and additional window. Fitted range of kitchen units including base and wall mounted cupboards along with stainless steel sink with base cupboard beneath and integrated oven with hob and extractor fan. Space and plumbing for automatic washing machine. Concealed boiler (will require replacement).

### FIRST FLOOR LANDING

8' 8" x 6' 0" (2.65m x 1.84m)

### BEDROOM 1

13' 4" x 8' 8" (4.08m x 2.65m)

With front facing window. Radiator.

### BEDROOM 2

9' 10" x 7' 4" (3.01m x 2.24m)

With rear facing window. Radiator.

### BEDROOM 3

6' 7" x 5' 8" (2.03m x 1.74m)

With rear facing window. Radiator.

### SHOWER ROOM

7' 0" x 5' 5" (2.14m x 1.66m)

With shower enclosure, having a mixer shower in situ and glass side screen. Vanity wash basin and low level WC. Radiator.

### OUTSIDE

The property offers an open plan frontage with a drive which provides off-street parking for multiple vehicles.



Breakfast Kitchen



Breakfast Kitchen - VIRTUALLY STAGED



Bedroom 1



Bedroom 1 - VIRTUALLY STAGED

To the rear of the property is an enclosed area of garden which features mature boundaries and beds surrounding an area of lawn.

#### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water - although we understand that this is not functional at the current time.

#### 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 (awaiting assessment).

#### 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



Bedroom 2



Bedroom 2 - VIRTUALLY STAGED



Bedroom 3

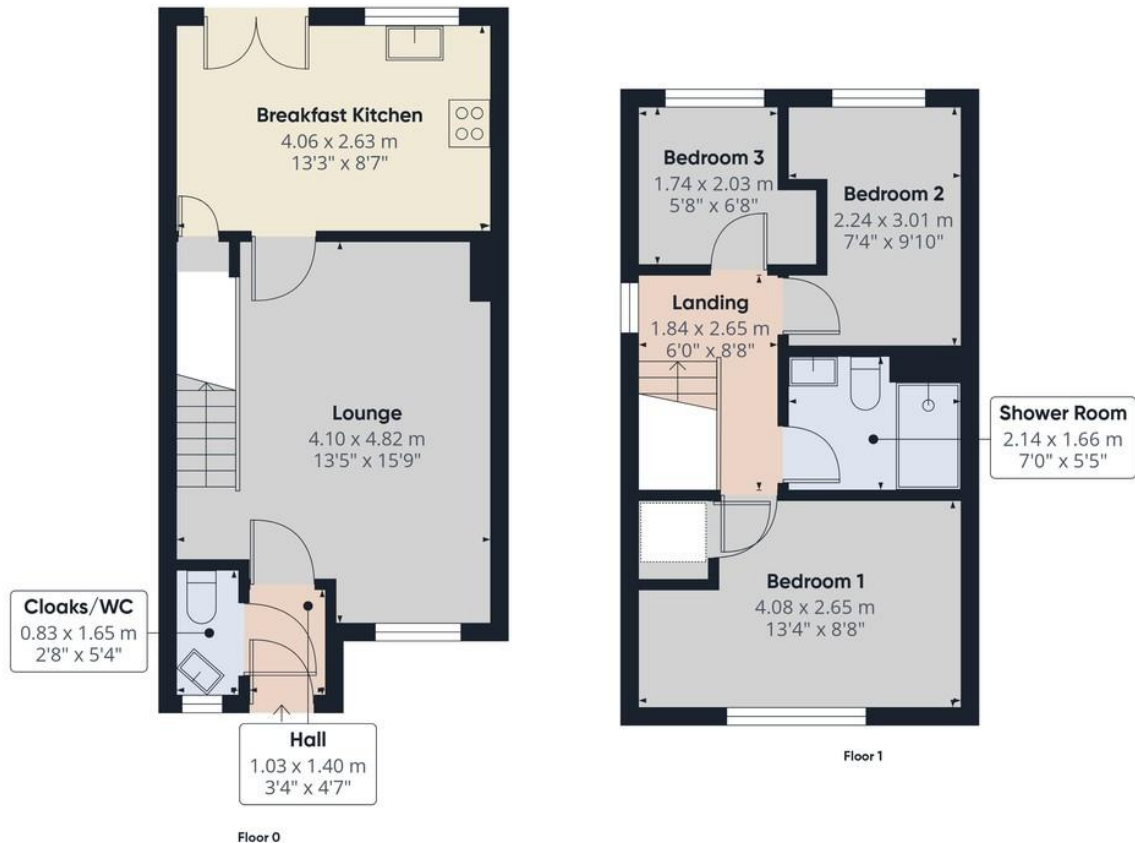


Bedroom 3 - VIRTUALLY STAGED



Shower Room

The digitally calculated floor area is 59 sq m (636 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>1)</sup>  
59.1 m<sup>2</sup>  
637 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





6 Kestrel Close

DRIFFIELD

Driffield

Driffield Beck

River Hull West Beck

Water Forlons

Field House Farm

Skeetings Farm

Eastfield Farm

Hospital

Fire Station

Sports/Leisure Centre

Police Station

Education Facility

Education Facility

Education Facility

Library

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ Est. 1891 ▪  
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