



19 Polar Bear Drive
Drifffield
YO25 9FH

ASKING PRICE OF

£285,000

4 Bedroom Detached House



 4
  2
  2
  Garage & Off Road Parking
  Gas Central Heating

19 Polar Bear Drive, Driffield, YO25 9FH

Polar Bear Drive is a modern development by renowned local developer Peter Ward Homes Limited benefitting from a high specification both internally and externally. The development itself is located in a semi-rural setting, just far enough outside of Driffield (2 miles) to have a village feel yet, having the convenience of easy access into the town itself with all its amenities, along with the wider area.

The accommodation on offer is presented to the market in **immaculate condition** and is a true credit to the seller. The exterior has been enhanced, particularly in the rear garden, which is now fully planted and also features an external eating area. The accommodation within includes entrance hall, front facing lounge, day room with kitchen, cloakroom and separate utility room, master bedroom with en-suite, three further bedrooms and bathroom on the first floor.

The property benefits from many upgrades added by the seller, since purchase, and is offered to the market at a competitive price.

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



Day Room/Kitchen



Day Room/Kitchen

Accommodation

ENTRANCE LOBBY

With straight flight staircase leading off to the first floor.
Covered radiator.

Door leading into:

LOUNGE

15' 4" x 11' 1" (4.68m x 3.38m)

With front facing bay window having fitted blinds and wood effect flooring. Radiator.

DAY ROOM/KITCHEN

18' 0" x 12' 8" (5.51m x 3.88m)

Fitted along three walls including base cupboards along with matching wall mounted cupboards and pan drawers all finished with chrome effect knobs. Wood effect worktops and integrated appliances include gas four ring hob with a glass splashback and stainless steel 'chimney style' extractor over. Electric double oven plus integrated dishwasher. Inset one and a half bowl stainless steel sink with base cupboard beneath. Tile effect flooring. Radiator.

Double French doors leading out onto the rear garden featuring windows either side.

Door leading into:

UTILITY ROOM

8' 10" x 5' 0" (2.71m x 1.54m)

With matching tile effect floor, base and wall mounted cupboards with wood block effect worktop. Space and plumbing for automatic washing machine. Radiator. Door to the rear.

CLOAKROOM/WC

With corner wash hand basin and tiled splashback, low level WC. Tile effect flooring. Radiator.

FIRST FLOOR LANDING

With built-in linen cupboard housing the central heating and hot water boiler.

MASTER BEDROOM

14' 2" x 9' 3" (4.34m x 2.83m)

With dual rear facing windows. Radiator.

Door into:



Utility Room



Master Bedroom



En-Suite



Bedroom 2

EN-SUITE

7' 0" x 5' 6" (2.14m x 1.68m)

With large shower enclosure featuring a mixer style shower, fully tiled within with half-tiling to two further walls. Low level WC and vanity style wash hand basin. Tile effect flooring. Radiator.

BEDROOM 2

11' 10" x 9' 1" (3.62m x 2.77m)

With front facing window. Radiator.

BEDROOM 3

11' 3" x 7' 6" (3.43m x 2.31m)

With front facing window and large niche and useful space for a wardrobe. Radiator.

BEDROOM 4

9' 2" x 9' 1" (2.81m x 2.77m)

With rear facing window. Radiator.

HOUSE BATHROOM

7' 6" x 5' 5" (2.29m x 1.67m)

With panelled bath having a shower over, along with a folding glass side panel. Fully tiled around the shower with splash back tiling elsewhere. Tile effect flooring. Radiator.

OUTSIDE

The property stands back from the road behind a block paved drive in front of a single integrated garage. The remaining garden is predominantly lawned with side planted borders.

To the rear of the property is an area of patio and this gives way to a lawned area edged with planted borders. In addition, there is a useful garden shed plus raised eating/BBQ area which is secluded from the house. The garden has the added feature of being relatively private and having a sunny westerly aspect.

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.



Bedroom 3



Bedroom 4



Bathroom



Garden

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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

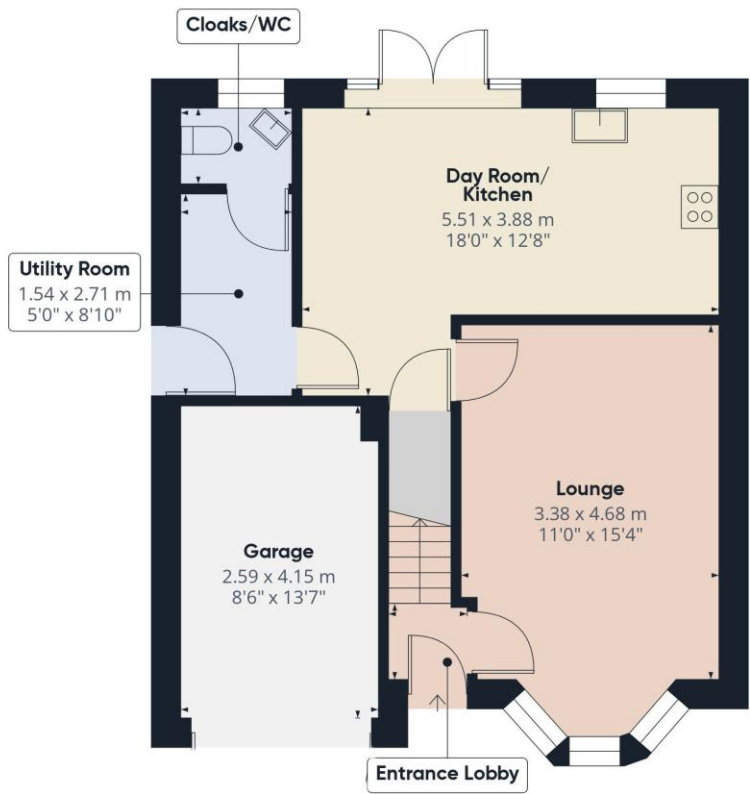
Strictly by appointment with Ulyyotts 01377 253456 - Option 1.

Regulated by RICS

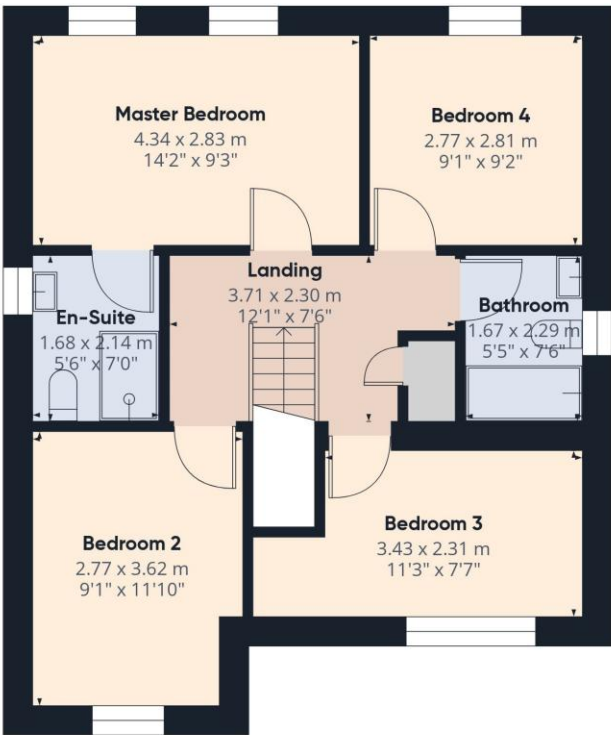


Garden with BBQ area

The digitally calculated floor area is 109 sq m (1,175 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

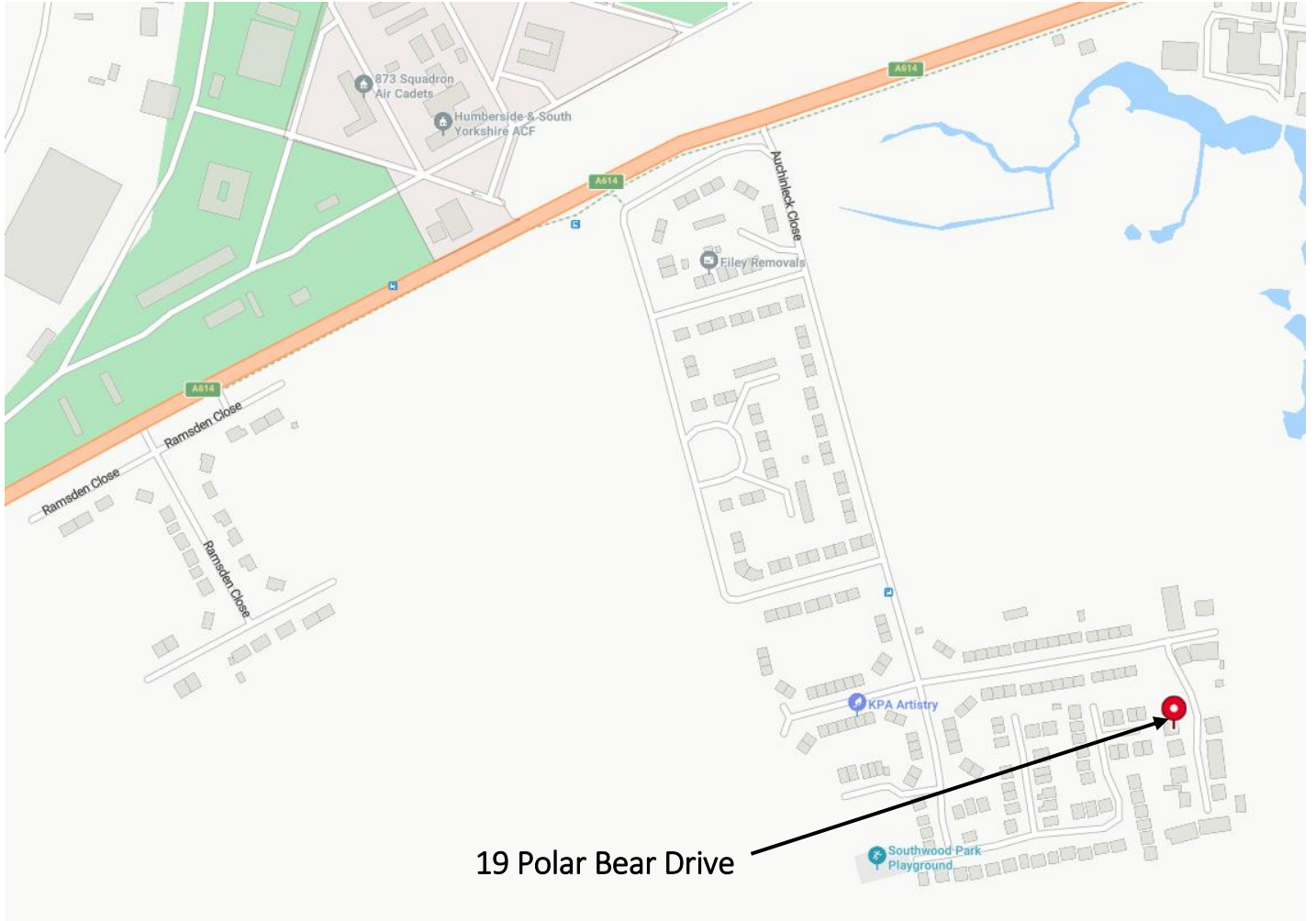


Floor 0



Floor 1





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