



8 The Beechwood
Driffield
YO25 5NS

ASKING PRICE OF

£365,000

4 Bedroom Detached House



Kitchen

 4
  2
  2
  Off Road Parking
  Gas Central Heating

8 The Beechwood, Driffield, YO25 5NS

Forming part of a much sought after residential cul-de-sac on the outskirts of Driffield yet very much within walking distance of the town centre, this is a substantial detached house which is likely to have a wide appeal. The accommodation on offer includes the original four bedrooms on the first floor, but has been advanced further by the addition of a useful garage conversion adding valuable additional space and giving the potential of creating a further ground floor bedroom, if required.

The kitchen is well appointed with a modern range of kitchen units along with a wealth of integrated appliances whilst externally is off-street parking to the front as well as a manageable garden to the rear that includes a useful, purpose built, garden log cabin 'man cave' that has a potential multitude of uses.

The Beechwood itself is a relatively small cul-de-sac development originally dating from the late 1990s constructed

by renowned developers G P Atkin Homes, the development itself having a very relaxed feel and comprising solely detached residences.

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.



Entrance Hall



Lounge



Utility Room



Kitchen

Accommodation

ENTRANCE HALL 21' 8" x 4' 8" (6.61m x 1.44m)

With feature solid wood panelled doors leading off to all principal rooms. Useful built-in understairs cupboard and full turn staircase with spindled banister leading off. Coved ceiling. Radiator.

CLOAKROOM/WC 8' 0" x 3' 1" (2.45m x 0.94m)

With low level WC and vanity wash hand basin with tiled splashback. Heated towel radiator.

LOUNGE 17' 5" x 12' 9" (5.32m x 3.89m)

With front facing bay window and wood effect laminate flooring, coved ceiling and feature electric fire. Double panelled radiator.

SITTING ROOM/PLAYROOM/ADDITIONAL BEDROOM 14' 5" x 7' 11" (4.40m x 2.43m)

With front facing window with range of storage cupboards along one wall. Double panelled radiator. Coved ceiling.

DINING ROOM 9' 9" x 9' 4" (2.98m x 2.86m)

With rear facing French windows onto the garden. Wood effect laminate flooring. Coved ceiling. Radiator.

KITCHEN 16' 4" x 9' 5" (5.00m x 2.89m)

Incorporating a very attractive bay with French doors again onto the garden suitable for eating but the kitchen is well fitted with a wealth of modern kitchen units finished with Shaker style doors and a wood block style worktop over, inset one and a half bowl sink with single drainer and mixer tap. Space for a Range style cooker with double extractor over, integrated dishwasher and wood effect flooring.

UTILITY ROOM 7' 4" x 6' 2" (2.25m x 1.89m)

With a matching range of kitchen units including larger style cupboard, base cupboards and wall mounted cupboards to match. Integrated microwave and space and plumbing for automatic washing machine. Radiator. Door to the rear.

FIRST FLOOR LANDING With spindled banister and coved ceiling.

BEDROOM 1 15' 7" x 10' 8" (4.76m x 3.27m)

With dual front facing windows and range of wardrobes along one wall. Wood effect laminate flooring. Radiator.

EN-SUITE 7' 3" x 6' 2" (2.23m x 1.89m)

With modern suite comprising Quadrant style shower enclosure, plumbed-in shower, low level WC and pedestal wash hand basin. Chrome heated towel rail and wall mounted mirror with electric lighting.



Dining Room



Cloaks/WC



Sitting Room/Playroom/Bedroom



Bedroom 1

BEDROOM 2 14' 2" x 13' 5" (4.33m x 4.09m)
With front facing window. Coved ceiling. Radiator.

BEDROOM 3 15' 5" x 9' 10" (4.71m x 3.02m)
With rear facing window and coved ceiling. Radiator.

BEDROOM 4 9' 4" x 8' 7" (2.87m x 2.63m)
With rear facing window and coved ceiling. Wood effect laminate flooring. Radiator.

BATHROOM 7' 1" x 6' 1" (2.17m x 1.87m)
With shower/bath having a glass screen to the shower area and plumbed-in shower, low level WC and vanity wash hand basin and tiled splashback. Full tiling around the bath and shower area. Chrome heated towel radiator.

OUTSIDE The property stands back from the road behind a block paved and gravelled forecourt. The block paving providing parking for multiple vehicles. To the rear of the property is an enclosed area of garden featuring indian stone patio, natural and artificial lawns plus large purpose constructed workshop/'man cave'/ summerhouse. The property also enjoys an attractive tree lined perimeter with open fields beyond.

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 E.

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 Ulllyotts 01377 253456 - Option 1.
Regulated by RICS



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Garden

The digitally calculated floor area is 159 sq m (1,711 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





8 The Beechwood

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