



34 The Chase  
Driffield

YO25 5FJ

ASKING PRICE OF

**£360,000**

**4 Bedroom Detached House**

**Ulllyotts**  
- Est. 1891 -  
Estate Agents

01377 253456



4



1



2



Garage & off  
Road Parking



Gas Central Heating

### 34 The Chase, Driffield, YO25 5FJ

Successfully combining a great family orientated house in a superb setting that forms part of the popular Dawnay Park Development in Driffield. If location is important to you as a buyer, look no further than this delightful home which offers a semi-open aspect to the front as well as especially sunny garden to the rear.

The much loved accommodation has been meticulously maintained and features the usual high level of quality fixtures and fittings associated with the developer with added decorative finesse of the seller. Upon entering the property you are greeted with a sense of space combined with modern features such as quality oak finished cottage style doors, coved mouldings to the ceilings and a beautifully appointed fully fitted kitchen to the rear itself forming part of an open plan day room and kitchen combined. There is a separate utility room, again well fitted, along with a ground floor cloakroom and WC.

On the first floor there are generously proportioned bed rooms including a master bedroom that features an en-suite, three further double bedrooms and house bathroom.

A particular feature of this property is undoubtedly its orientation, being perfectly situated to enjoy a sunny aspect whilst also being enclosed and offering a good degree of privacy.

Dawnay Park continues to be a popular locality with its relaxed feel and plentiful green spaces. In addition, there are absolutely no site fees levied upon owners of properties within the development to cover communal facilities.

#### 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.



## Accommodation

### ENTRANCE HALL

21' 5" x 5' 9" (6.54m x 1.77m)

With staircase leading off to the first floor. Range of oak finished cottage style doors leading off to the room giving a contemporary feel. Personal door to the garage. Radiator.

### CLOAKROOM/WC

5' 3" x 2' 9" (1.62m x 0.86m)

With suite comprising low level WC and wash hand basin. Radiator.

### LOUNGE

18' 6" x 10' 2" (5.66m x 3.12m)

With front facing window. Coved ceiling. Radiator.

### DAY ROOM/KITCHEN

21' 5" x 11' 2" (6.54m x 3.41m)

With fitted range of kitchen units along three walls including base and wall mounted cupboards finished with Shaker style doors and wood block effect worktop. Integrated appliances include electric oven and hob with extractor over, dishwasher and wine rack. Inset sink with swan neck mixer tap and single drainer. Wood effect flooring and being open plan into a useful day room area, currently used as a dining room/office, with French doors leading out onto the garden. Coved ceiling.

### UTILITY ROOM

8' 8" x 4' 11" (2.66m x 1.50m)

With similar range of kitchen units and worktops and plumbing for an automatic washing machine. Radiator.

Door leading to the outside.

### FIRST FLOOR LANDING

With quality pull-down ladder.

### MASTER BEDROOM 14' 4" x 13' 3" (4.37m x 4.04m)

With front facing window. Radiator.

### EN-SUITE 8' 9" x 5' 10" (2.68m x 1.78m)

With luxury fitted suite including vanity style wash hand basin plus WC. Oak finished slat wall and walk-in shower area with plumbed in shower. Wood effect flooring and heated towel radiator.

**BEDROOM 2** 10' 5" x 9' 10" (3.20m x 3.01m) With front facing window. Radiator.

**BEDROOM 3** 15' 7" x 11' 10" (4.76m x 3.61m) With rear facing window. Radiator.



**BEDROOM** 414' 8" x 11' 7" (4.48m x 3.54m) With rear facing window. Radiator.

**BATHROOM** 7' 4" x 6' 3" (2.25m x 1.92m)  
Suite comprising panelled bath and having a shower over, low level WC and vanity style wash hand basin. Chrome heated towel radiator. Half tiled walls with full tiling around the bath/shower. Wood effect flooring.

#### **OUTSIDE**

The property stands back from the road behind a block paved front forecourt and drive which leads to an integrated single garage (18' 4" x 9' 2" (5.60m x 2.81m) .

The remaining part of the frontage is lawned with a path leading to the front door.

To the rear of the property is an enclosed area of garden which is predominantly lawned having a fenced perimeter and gravelled beds/seating areas.

#### **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 B.

#### **NOTE**

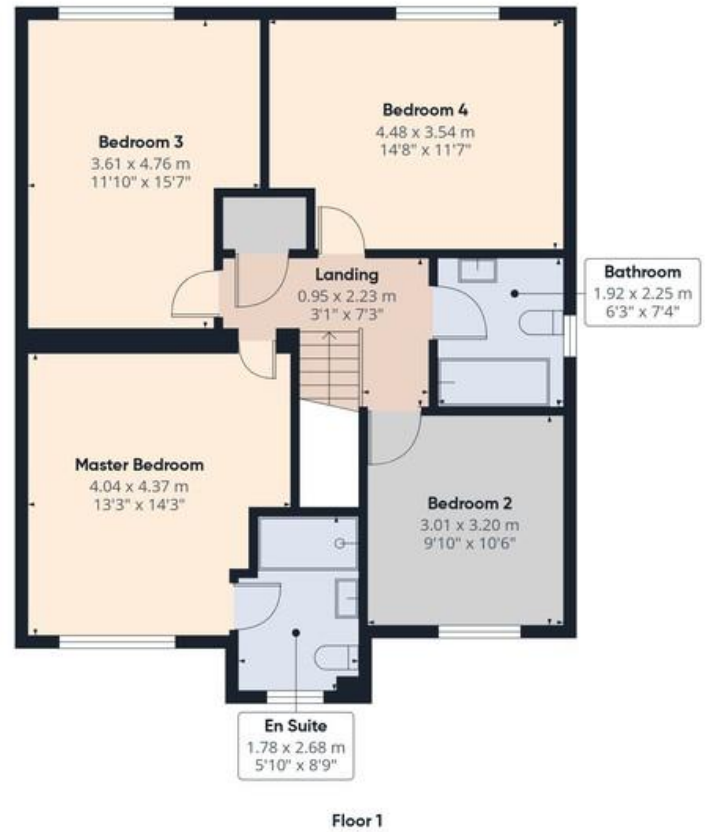
Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from 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.

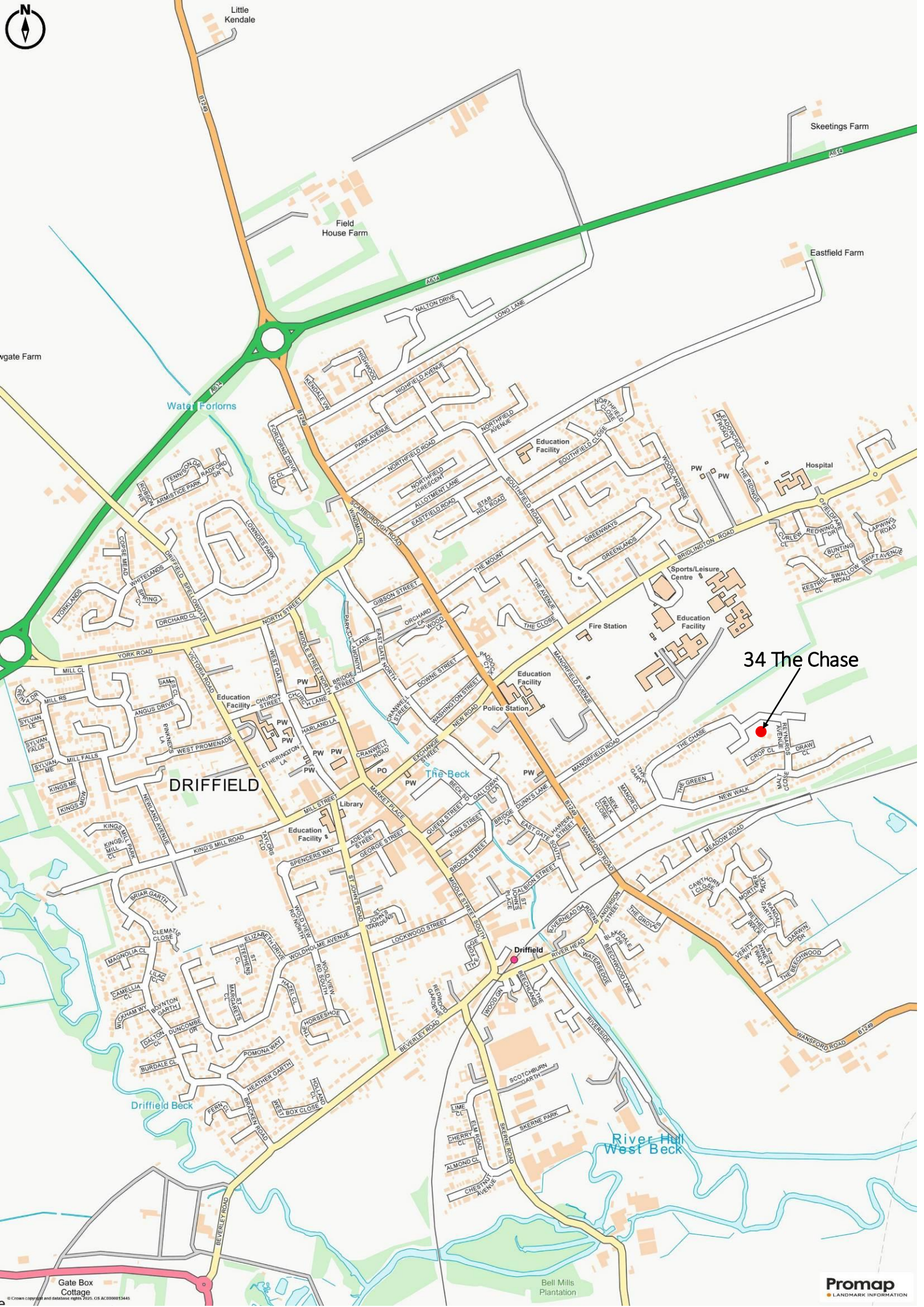
#### **VIEWING**

Strictly by appointment with Ulllyotts 01377 253456 - Option 1. Regulated by RICS



The digitally calculated floor area (including garage) is 145 sq m (1,560 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



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