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Chartered Surveyors

**28 Darwin Drive
Drifffield
YO25 5PF**

Semi-detached house
3 double bedrooms
Master Bed with en-suite

Great for families
Open views
Parking space

**Asking Price Of:
£155,000**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

28 Darwin Drive

Driffield

YO25 5PF



A property style which is ever popular with families given the distinctive layout of the interior which affords spacious accommodation including 3 double bedrooms as well as spacious lounge and dining area and well fitted kitchen.

The property is situated towards the outskirts of this popular residential development and offers views across the open green space to the front and is also convenient for local recreational facilities.

The property also features an enclosed rear garden again ideal for families and offering excellent security. The property is also excellent for investment purposes and always is in high demand by tenants.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday.

With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off and fitted laminate flooring. Radiator.

LOUNGE/DINING ROOM

18' 3" x 12' 11" (5.58 [max]m x 3.96 x 3.48m [min])

A particularly spacious room by virtue of the property design featuring a useful and attractive living space comprising lounge with dedicated dining area. Fitted laminate flooring, coved ceiling, radiators, TV point. Dual window and French doors provide excellent natural light.



KITCHEN

11' 3" x 8' 9" (3.45m x 2.68m)

Been fitted with a range of maple finished units and including base cupboards with drawers over and worktops. Wall mounted cupboards to match and integrated appliances including electric oven plus four ring gas hob with extractor over.



Space and plumbing for a dishwasher and automatic washing machine. Inset sink with single drainer and swan neck mixer tap. Personal door to the rear of the property and radiator.

CLOAKROOM/WC

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

FIRST FLOOR

LANDING

With spindled balustrade.

BEDROOM 1

12' 0" x 10' 5" (3.66m x 3.19m)

Radiator.



EN-SUITE

With fitted suite in white comprising pedestal wash hand basin, low level WC and walk-in shower. Ceramic tiled floor and wall tiling to half height with full tiling around the shower.



BEDROOM 2

9' 9" x 9' 6" (2.98m x 2.91m)

Radiator.



BEDROOM 3

9' 4" x 8' 3" (2.87m x 2.54m)

Radiator.

BATHROOM

With suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment from the taps. Half tiled walls with full tiling around the shower area. Chrome heated towel rail.



OUTSIDE

There is a shallow grassed forecourt to the front of the property. To the rear of the property is an enclosed expanse of garden which is predominantly lawned and also features a paved patio. A particular feature of the property is its location which overlooks open green space and is conveniently situated for access to the local recreation facilities.



NOTES

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.

Floor plans are for illustrative purposes only.

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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

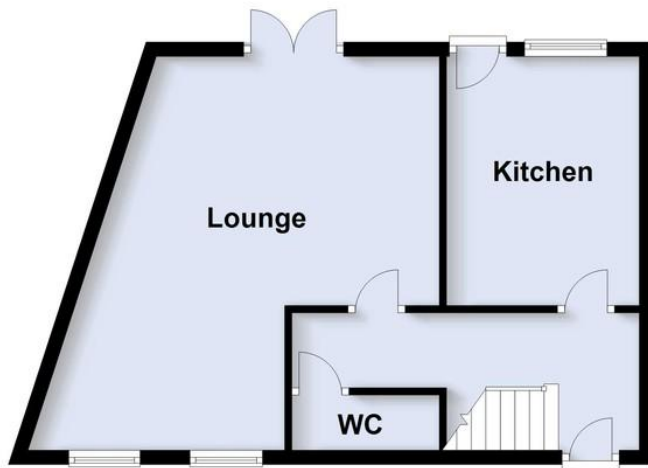
ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C.

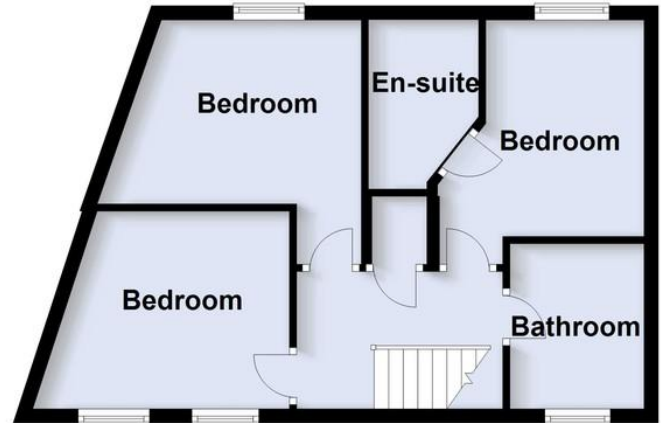
SERVICES

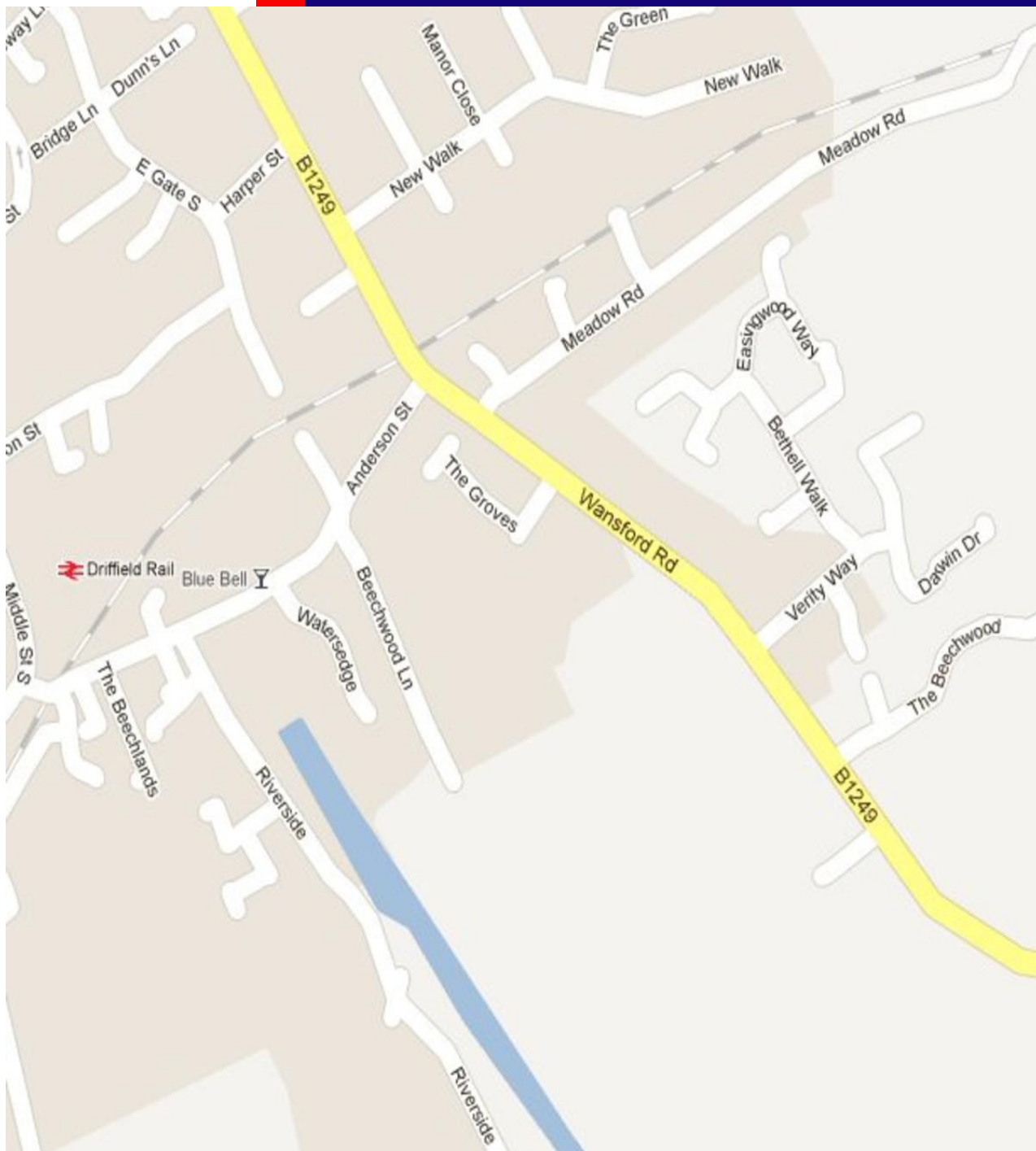
All mains services connected.

Ground Floor



First Floor





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