



6 Curlew Close  
Driffield

YO25 5HH

ASKING PRICE OF

**£172,500**

**3 Bedroom Semi-Detached House**



Rear Elevation



3



1



1



Garage & Off  
Road Parking



Gas Central Heating

## 6 Curlew Close, Driffield, YO25 5HH

Forming a popular residential area just off Bridlington Road, this is a competitively priced semi-detached house ideal for a variety of purchasers including first time buyers, couples of all ages and perhaps families. It comes complete with a side drive and single garage along with gardens to the front and rear. The accommodation itself includes lounge, breakfast kitchen, three bedrooms and bathroom.

It is offered to the market vacant and as such, we appreciate that sometimes it is difficult to envisage it furnished so please view the AI staged imagery included within this listing for guidance.

The property has a particular benefit of a sunny south facing rear garden with high speed full fibre broadband.

### 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



VIRTUALLY STAGED - Lounge



Kitchen



VIRTUALLY STAGED - Kitchen

## Accommodation

### ENTRANCE HALL

4' 1" x 3' 8" (1.25m x 1.13m)

With straight flight staircase leading off.

### LOUNGE

15' 9" x 10' 2" (4.82m x 3.10m)

With front facing window and feature fireplace with electric log effect fire in situ. Coved ceiling. Double panelled radiator.

### KITCHEN

13' 4" x 8' 6" (4.08m x 2.61m)

Fitted along three walls with a range of modern kitchen units finished with panelled doors including combined base and drawer units with worktops over and wall mounted cupboards to match. Integrated appliances include electric oven plus four ring gas hob with extractor over and inset sink with single drainer and mixer tap. Space and plumbing for automatic washing machine. Ample space for a breakfast table. Wood effect flooring. Double panelled radiator. Door to the rear.

### FIRST FLOOR LANDING

8' 5" x 6' 0" (2.59m x 1.83m)

Built-in storage cupboard.

### BEDROOM 1

10' 1" x 8' 9" (3.09m x 2.67m)

With front facing window and built-in wardrobes. Radiator.

### BEDROOM 2

9' 10" x 7' 5" (3.02m x 2.28m)

With rear facing window. Radiator.

### BEDROOM 3

6' 9" x 5' 8" (2.07m x 1.73m)

With rear facing window. Radiator.

### BATHROOM

6' 11" x 5' 5" (2.12m x 1.66m)

With suite comprising a white panelled bath having an electric shower over with glass side screen. Vanity style wash hand basin and low level WC. Ceramic tiled splashbacks.

### OUTSIDE

The property stands back from the road behind its own front lawned garden. There is a concrete paved drive which provides ample parking for multiple vehicles to the side. The drive leads to a single garage, the garage having a pitched roof along with electric power and lighting connected.



Kitchen



VIRTUALLY STAGED - Kitchen



Bedroom 1



VIRTUALLY STAGED - Bedroom 1

Immediately to the rear of the property is a concrete paved patio and this gives way to an area of lawned garden all enclosed within a timber fence.

**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 B.

**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



Bedroom 2



VIRTUALLY STAGED - Bedroom 2



Bedroom 3

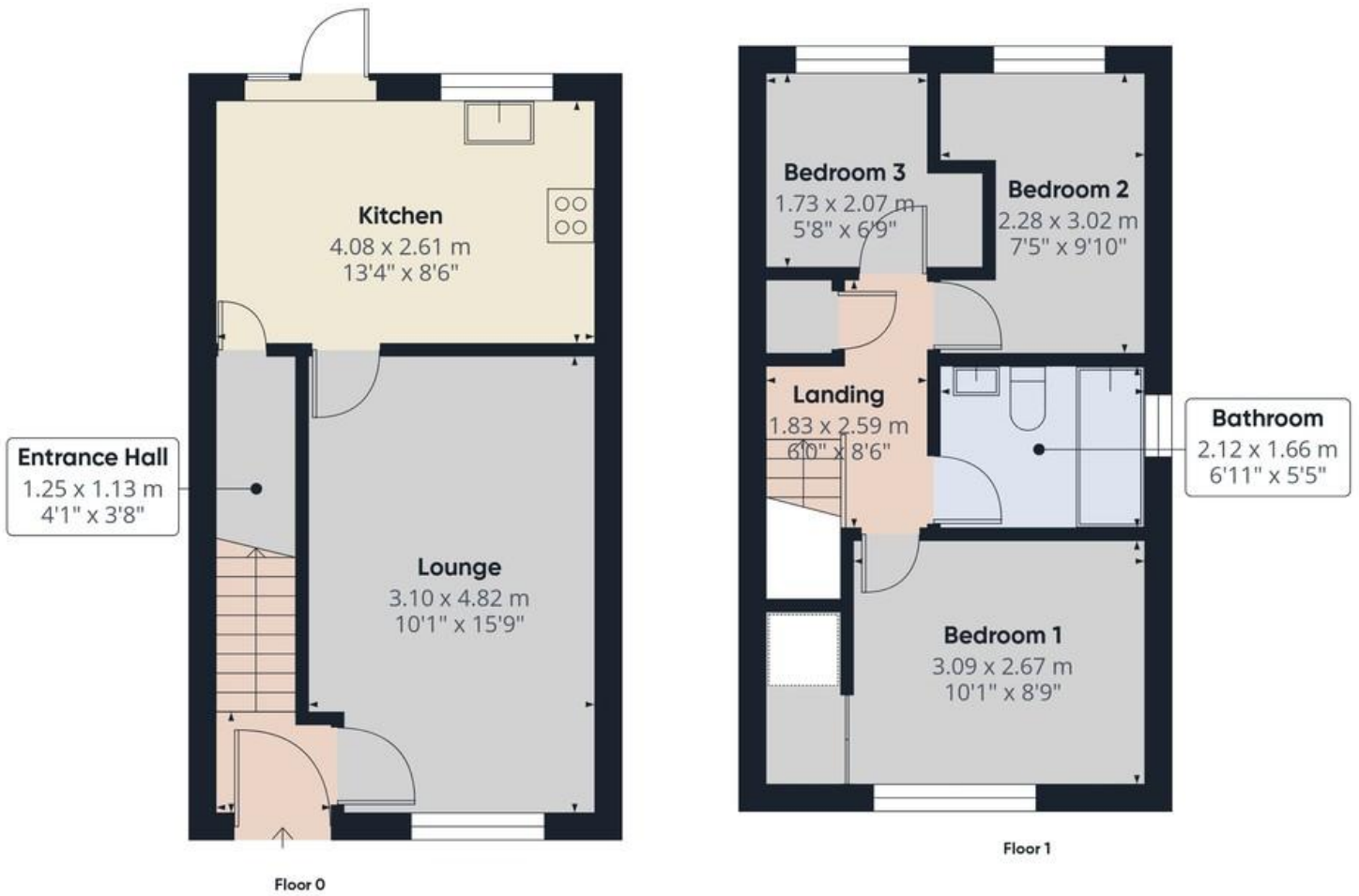


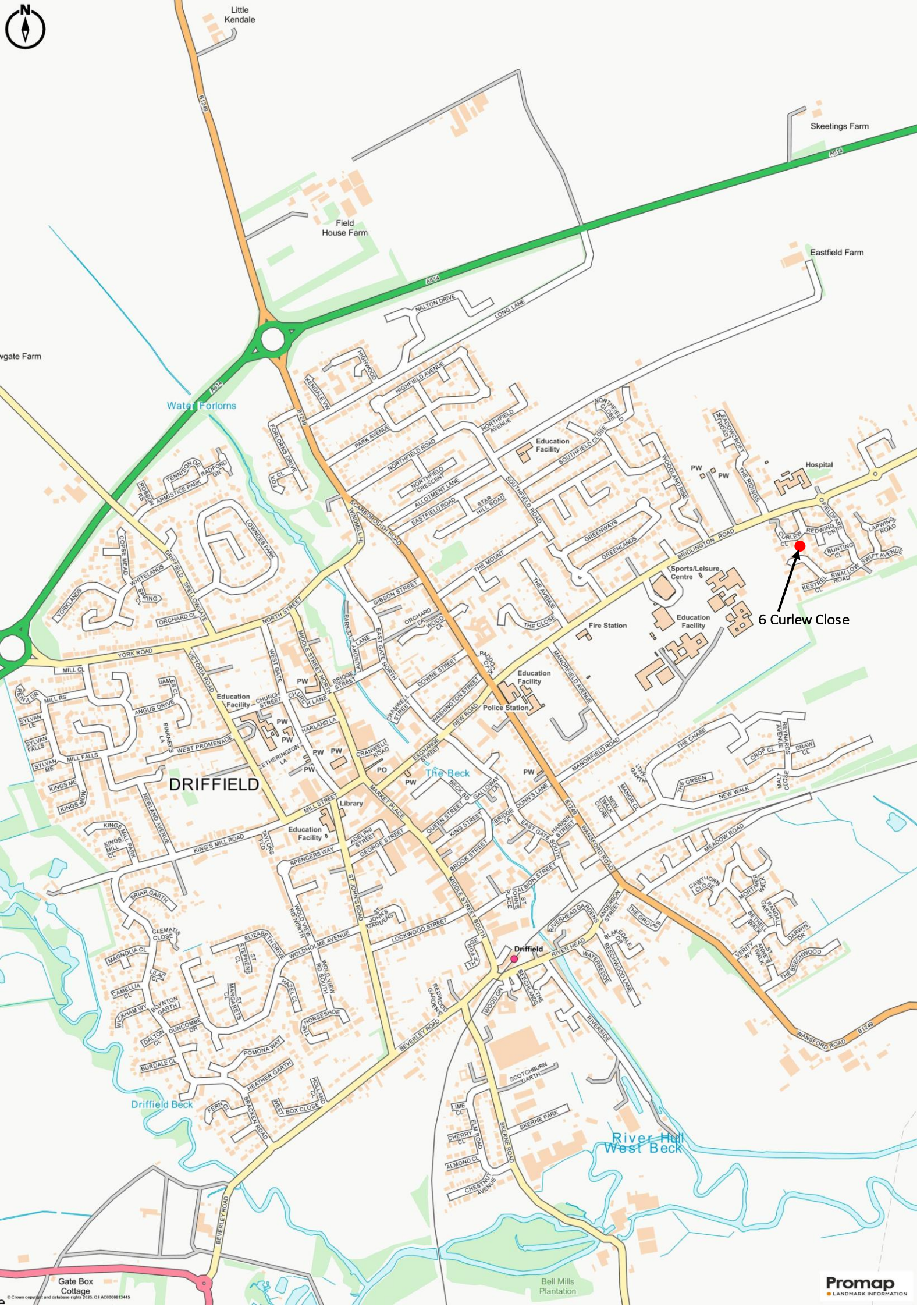
VIRTUALLY STAGED - Bedroom 3



Bathroom

The digitally calculated floor area is 58 sq m (624 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





6 Curlew Close

DRIFFIELD

Driffield

Water Forlons

The Beck

Driffield Beck

River Hull West Beck

Skeetings Farm

Field House Farm

Eastfield Farm

Hospital

Fire Station

Sports/Leisure Centre

Education Facility

Education Facility

Police Station

Education Facility

Library

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ Est. 1891 ▪  
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