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**3 St Annes Walk
Driffield
YO25 5NT**

Family home, great location

4 Good bedrooms

Secluded cul de sac

2 Reception rooms

Kitchen with breakfast area

Private rear garden

**Asking Price Of:
£275,000**



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3 St Annes Walk

Driffield

YO25 5NT



If location is of paramount importance in your property search, St Annes walk should be one of the areas which should be considered. Being a cul-de-sac off the Beechwood which in itself, is a highly regarded development of substantial homes, St Annes Walk benefits from virtually no through traffic and a most attractive tree-lined rear boundary.

Having been constructed by renowned local developer GP Atkin homes Ltd, this is a substantial dwelling providing four double bedrooms on the first floor and accommodation on the ground floor which includes lounge, superb breakfast kitchen and separate dining room. It has been further enhanced by a rear facing conservatory. Offering much more than its brand-new counterpart, this is a property which is worthy of further exploration.

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.

ENTRANCE HALL

With personal door to garage. Radiator. Staircase leading off.

CLOAKROOM WC

With low-level WC and wash basin. Radiator.

LOUNGE

12' 11" x 15' 10" (3.94m x 4.85m)

With front facing bay window. Feature gas living flame fire within a mahogany effect finish. Fitted picture rail. Coving to ceiling. Radiator.



KITCHEN

16' 5" x 9' 6" (5.02m x 2.9m)

Incorporating a very attractive breakfast area with French doors leading out onto the garden. Fitted with a range of traditionally styled kitchen units with panelled doors including base and draw cupboards with worktops over and wall mounted cupboards to match. Space and provision for a slotting gas cooker. Inset sink with single drainer pull-out extractor fan. Radiator. Coving to ceiling. Insert ceiling lighting.



UTILITY ROOM

6' 2" x 7' 6" (01.88m x 02.29m)

With ceramic tiled floor and been fitted with a similar range of units. Space and plumbing for automatic washing machine and personal door to the side of the property.

DINING ROOM

10' 0" x 9' 8" (3.07m x 2.97m)

Coving to ceiling. Radiator and French doors leading out into a conservatory.

CONSERVATORY

FIRST FLOOR

LANDING

With attractive pine spindles banister. Feature stained-glass window.



BEDROOM 1

16' 0" x 10' 10" (4.88m x 3.31m)

Built-in wardrobes along one wall. Radiator. Coving to ceiling.



ENSUITE

With a fitted shower enclosure with wet walls sides. Half tiling elsewhere plus low-level WC and pedestal wash basin. Radiator. Coving to ceiling.

BEDROOM 2

14' 4" x 13' 5" (4.37m x 4.1m)

Coving to ceiling. Radiator.



BEDROOM 3

10' 1" x 15' 9" (3.09m x 4.82m)

Radiator. Built-in double wardrobe with pine doors.

BEDROOM 4

8' 8" x 9' 6" (2.66m x 2.92m)

Radiator.

BATHROOM

With suite in white comprising panelled bath, none of WC and pedestal basin. Shower over bath with glass side screen. After walls with full tiling around the shower area.

OUTSIDE

The property stands back from the road behind an expanse of the open plan front for court garden with side drive which leads to a single garage. To the rear of the property is a most attractive expanse of enclosed, predominantly cobbled garden with paved patio and side borders. There is also a timber shed and, a particular feature of the property is the wooded rear aspect.



CENTRAL HEATING

The property benefits from 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.

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. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

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.

Floor plans are for illustrative purposes only.

VIEWING

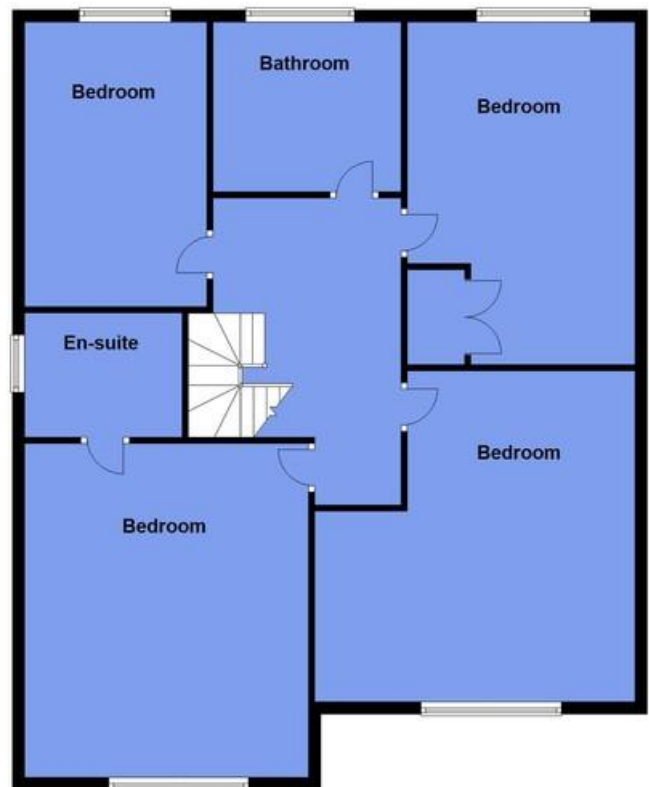
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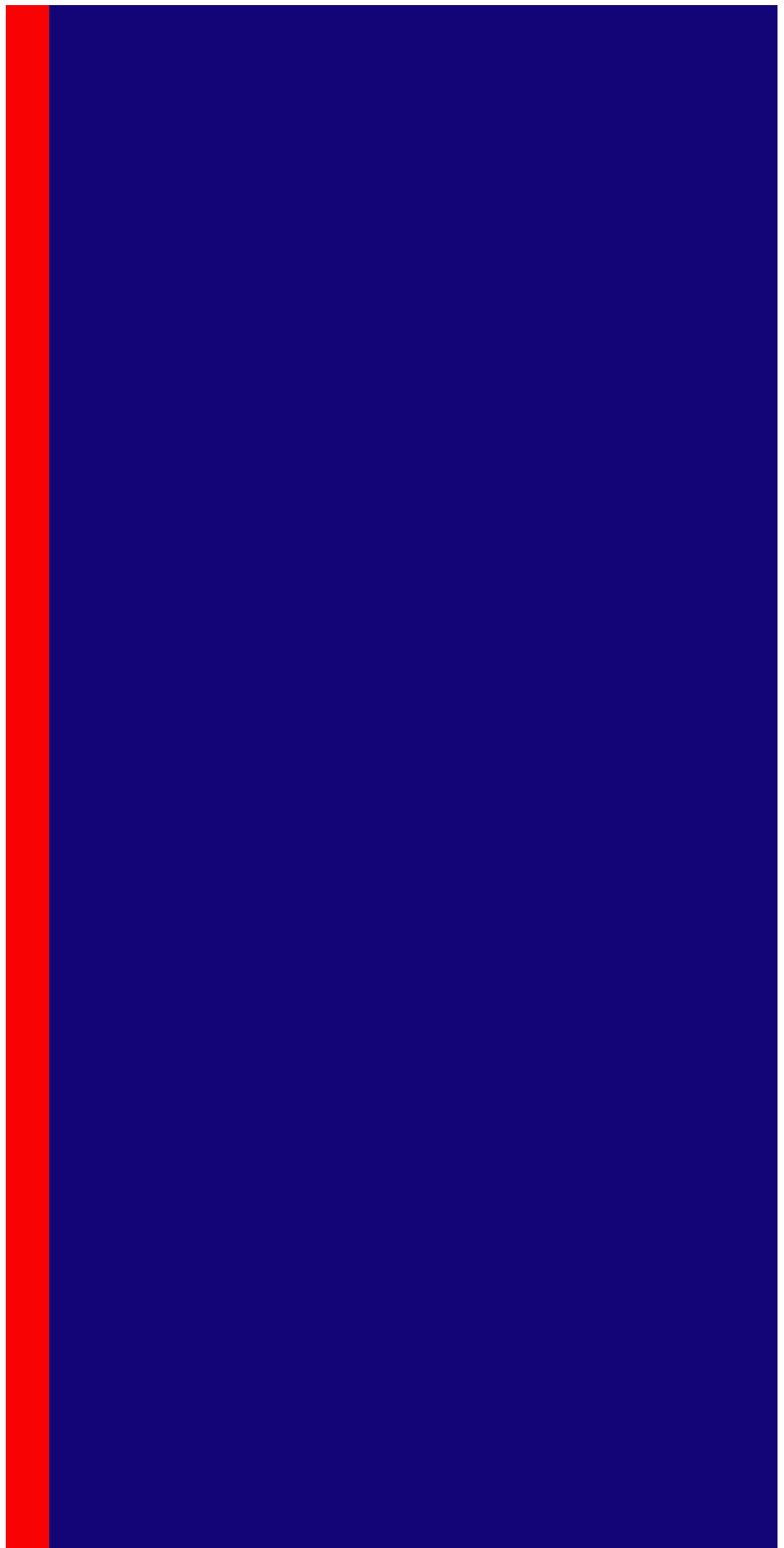
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Ground Floor



First Floor





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