



41 Victoria Road  
Driffield

YO25 6TY

ASKING PRICE OF

**£285,000**

3 Bedroom End terrace house

■ **Ulllyotts** ■  
EST 1891

01377 253456





Outside



Off Road  
Parking



Gas Central Heating

## 41 Victoria Road, Driffield, YO25 6TY

A rare find indeed! This is a superbly appointed Victorian end of terrace home, which has been comprehensively refurbished to an extremely high standard, retaining many original features combined with modern fixtures and fittings.

The accommodation includes a delightful front facing bay fronted lounge which features an open fireplace. The main hub of the living space is, however, located to the rear where there is a delightful day room which is open plan to a fully fitted kitchen complete with utility area.

A particular feature of this property is the off-street parking which is generous and would suit multiple vehicles. In addition, there is also a detached single garage.

There are two generously proportioned bedrooms on the first floor, along with house bathroom with a third bedroom located on the second floor within the attic. There is huge potential to create an en-suite in the space, if desired.

To the rear of the property is an enclosed area of landscaped gardens, which has been thoughtfully planned by the seller to include a multitude of shrubs and trees, which, in time will produce an outstanding outside space.

### 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



Kitchen



Kitchen



Cloaks/WC

## Accommodation

### ENTRANCE HALL

A stunning entrance to the house, featuring original tiled floor and staircase leading off to the first floor.

### LOUNGE

11' 8" x 11' 5" (3.58m x 3.50m)

With front facing bay window and feature open fire with traditional fireplace. Decorative ceiling cornice. Radiator.

### KITCHEN

12' 4" x 11' 8" (3.76m x 3.58m)

Beautifully fitted with a wealth of quality, traditional style kitchen units with panelled doors and drawers plus wood block worktop over and wall mounted cupboards to match. Space for a gas Range style cooker with extractor hood over. Belfast style sink with swan neck mixer tap and integrated drainer on the worktop. Splashback tiling, space and plumbing for a dishwasher, column style radiator, coved ceiling and feature tiled flooring which extends into:

### DAY ROOM

12' 1" x 10' 0" (3.69m x 3.07m)

With French doors leading out onto a lovely Indian stone patio, recessed ceiling spotlights and coved ceiling. Radiator.

### UTILITY ROOM

With space and plumbing for automatic washing machine.

### CLOAKROOM WC

With low-level WC and wash basin.

### FIRST FLOOR

#### LANDING

A space in its own right with feature stained glass window to the rear.

#### MASTER BEDROOM 12' 2" x 11' 8" (3.72m x 3.58m)

This is a rear facing room, overlooking the rear garden, ceiling cornice and radiator.

#### BEDROOM 2 11' 9" x 11' 5" (3.60m x 3.50m)

A front facing room. Coved ceiling and radiator.

#### HOUSE BATHROOM

8' 0" x 6' 10" (2.45m x 2.09m)

With shower style bath, having a glass side screen and plumbed in shower, pedestal wash basin and low-level WC. Chrome heated towel rail and fully tiled walls.



Day Room



Landing



Bedroom



Bedroom

### **SECOND FLOOR BEDROOM 3** 12' 5" x 10' 4" (3.80m x 3.15m)

An especially spacious room with sloping ceilings and radiator. Part of this room has been sub-divided to create a useful walk-in wardrobe, and this could be further converted to create an en-suite if required.

### **OUTSIDE**

The property is setback from the road behind its own front forecourt style garden. There is a vehicle access to the side, which allows access to multiple car parking spaces. There is also a single garage with front facing up and over door plus personal door to the side.

To the rear of the property is an Indian stone patio within a semi covered pergola.

This gives way to an exceptionally attractive area of garden, which is predominantly lead to lawn with side borders, which have been extensively planted with a range of shrubs and trees of various types.

### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 119 square metres.

### **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 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**

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

### **ENERGY PERFORMANCE CERTIFICATE**

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

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.





Bathroom



Bedroom



Off-road parking



Outside

**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.

**WHAT'S YOURS WORTH?**

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See included Pergola

**VIEWING**

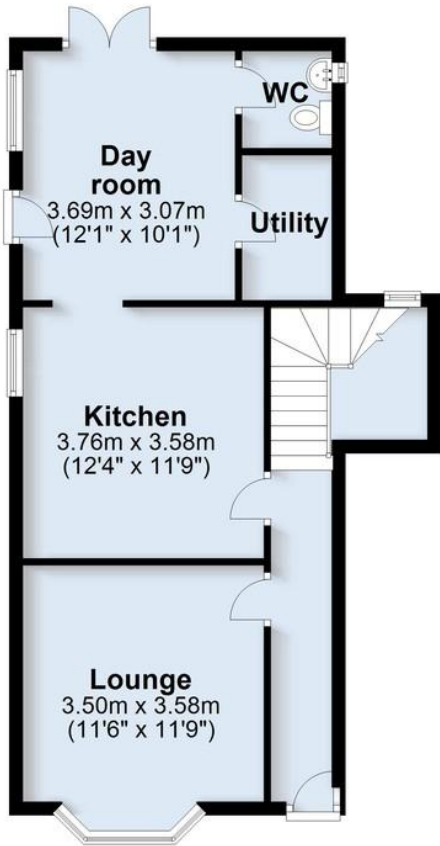
Strictly by appointment with Ulyyotts.

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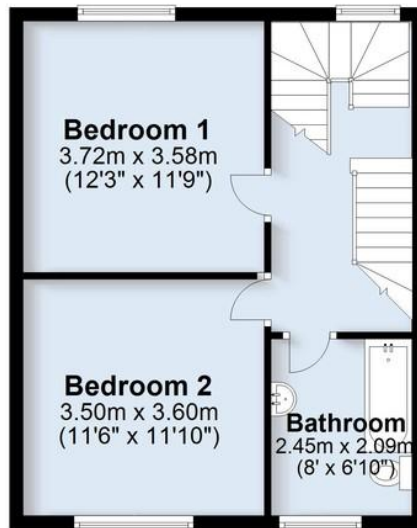


The stated EPC floor area, (which may exclude conservatories),  
is approximately 119 sq m

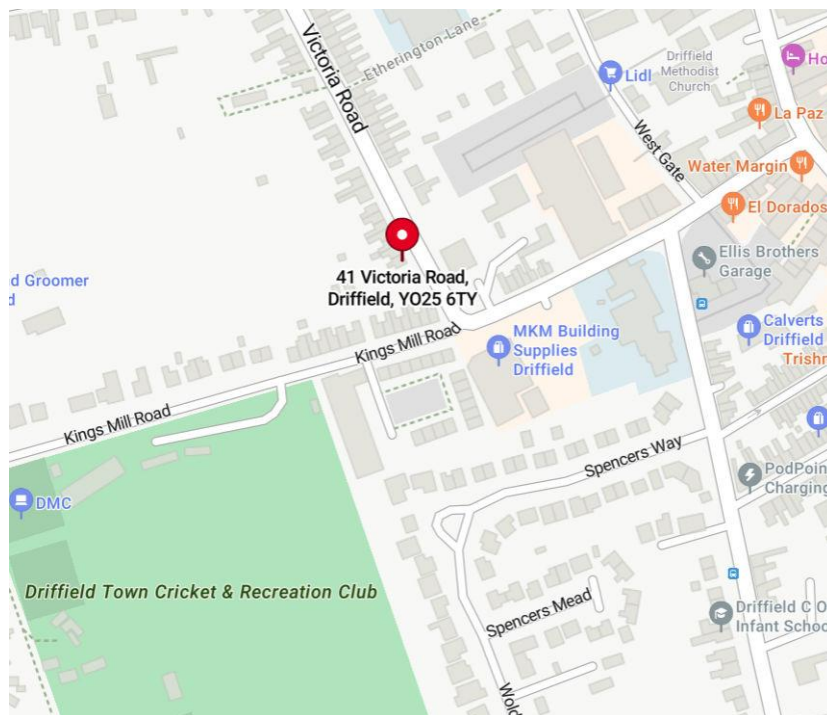
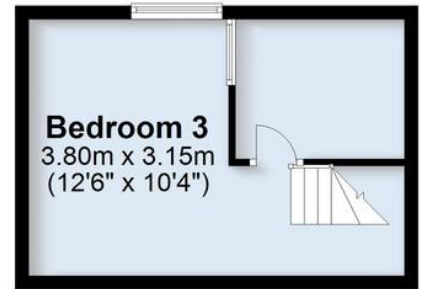
### Ground Floor



### First Floor



### Second Floor



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EST 1891



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