



6 Meadowcroft Road  
Drifffield

YO25 5NJ

ASKING PRICE OF

**£280,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



Off Road  
Parking



Gas Central Heating

## 6 Meadowcroft Road, Driffield, YO25 5NJ

**A superb, customised detached house located within a prime setting, ideal for access to local schools.**

This property is perhaps the perfect family home with accommodation which includes lounge, separate dining room and fitted kitchen plus, converted garage which currently provides a useful additional reception room and utility. On the first floor is a master bedroom with a wealth of wardrobes and en-suite, plus three further bedrooms and house bathroom.

There is also a rear facing conservatory and attractive gardens, particularly to the rear.

To the front of the property is off-street parking suitable for multiple vehicles.

### DIRECTIONS

From Driffield Market Place, head east along Exchange Street onto New Road to the traffic lights and continue on to Bridlington Road. Travelling along Bridlington Road, passing the fire station, secondary school and leisure centre, turn left onto The Ridings and continue along the road which eventually turns into Meadowcroft Road.

### 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



Lounge



Kitchen



Dining Room

## Accommodation

### ENTRANCE HALL

Fitted laminate flooring. Staircase leading off to the first floor. Radiator.

### LOUNGE

15' 7" x 12' 3" (4.76m x 3.74m)

With front facing square bay window and traditional fireplace housing a gas living flame fire. Coved ceiling. Radiator.

### KITCHEN

14' 7" x 10' 6" (4.46m x 3.22m)

With ample space for a breakfast table, this kitchen is fitted with a range of modern kitchen units with woodblock effect worktops. Space for a Range-style cooker with fitted extractor hood over, inset sink, space for dishwasher, space for American-style fridge freezer, inset spotlights and feature contemporary column style radiator. Door to the rear.

### DINING ROOM

10' 7" x 8' 11" (3.23m x 2.74m)

Radiator. With sliding patio doors leading into:

### CONSERVATORY

12' 4" x 10' 5" (3.78m x 3.2m)

A spacious conservatory with views over the rear garden.

### UTILITY ROOM

With fitted sink.

### CLOAKROOM/WC

With low level WC and wash hand basin.

### PLAYROOM/STUDY

10' 5" x 7' 6" (3.2m x 2.3m)

With front facing window and wall hung fire in situ. Fitted laminate flooring.

### FIRST FLOOR

#### LANDING

With large built-in storage cupboard. Radiator.

#### BEDROOM 1

15' 8" x 11' 5" (4.8m x 3.49m)

With front facing dual windows and range of wardrobes along one wall with sliding doors. Radiator.

#### EN-SUITE

With suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC. Heated towel radiator.

#### BEDROOM 2

10' 7" x 10' 4" (3.24m x 3.17m)

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

#### BEDROOM 3

11' 1" x 8' 11" (3.39m x 2.73m)

With rear facing window. Radiator.



Bedroom



Bedroom



Bedroom



Bathroom

#### **BEDROOM 4**

12' 0" x 7' 7" (3.66m x 2.32m)

With rear facing window. Radiator.

#### **BATHROOM**

With corner Jacuzzi style bath, low level WC and vanity wash hand basin. Fully tiled walls and heated towel radiator.

#### **OUTSIDE**

The property stands back from the road behind a front forecourt which provides off-street parking for multiple vehicles. To the rear of the property is an enclosed area of garden which features a timber deck. This gives way to an area of lawn having gravelled side beds. There is also a useful timber shed.

#### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 125 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 D.

**ENERGY PERFORMANCE CERTIFICATE** 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.

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

#### **VIEWING**

Strictly by appointment with Ulllyotts.

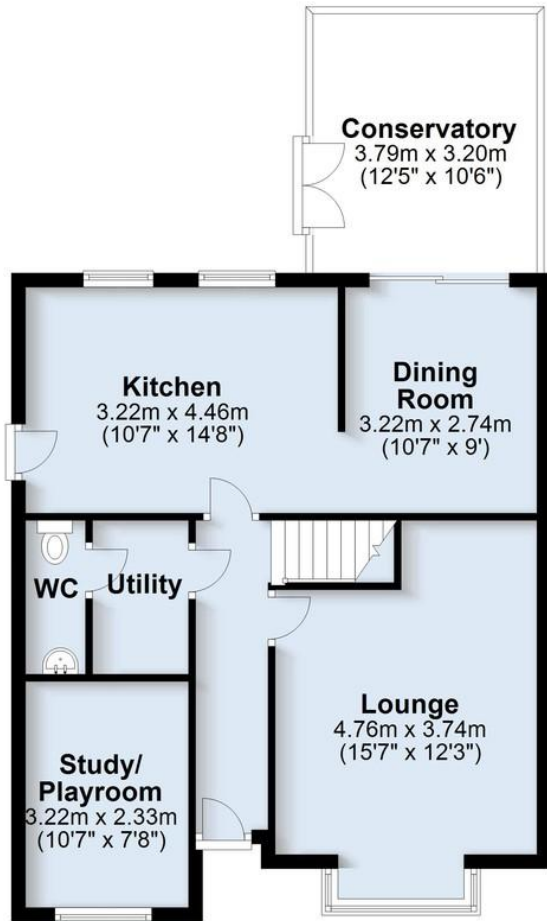
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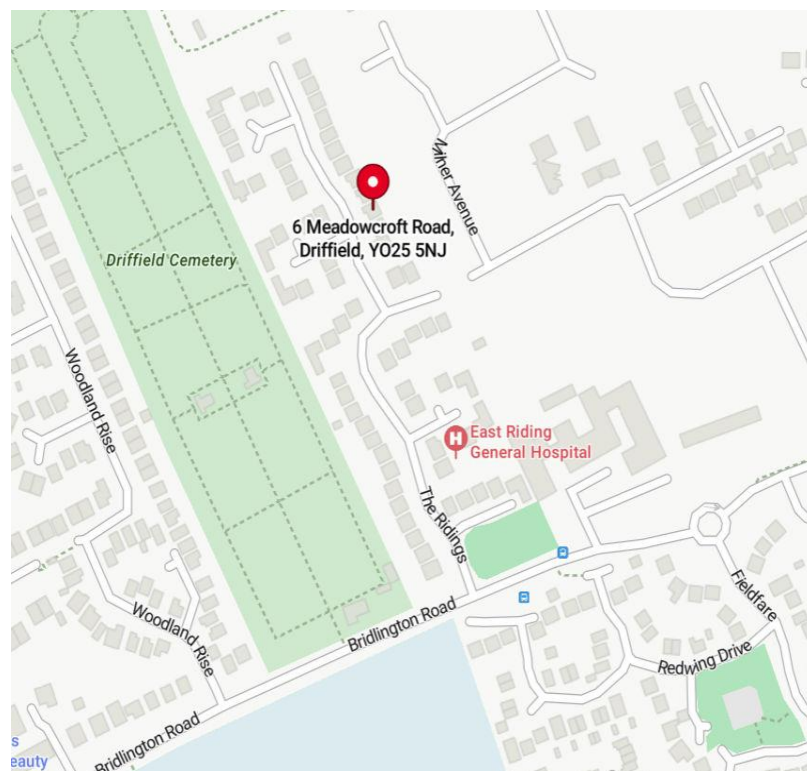
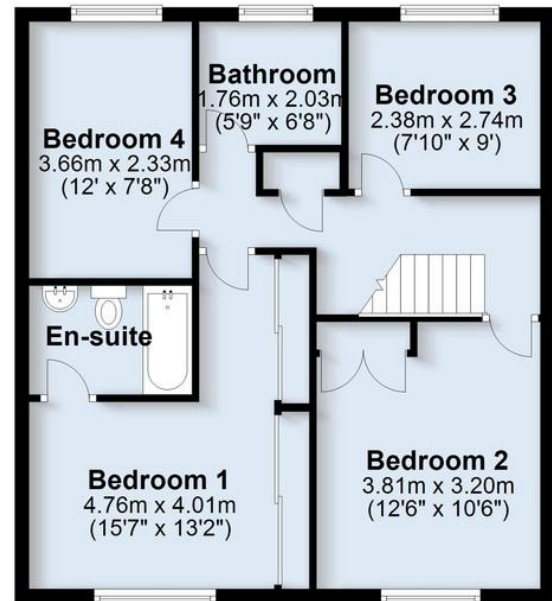
Timber deck

The stated EPC floor area, (which may exclude conservatories),  
is approximately 125 sq m

### Ground Floor



### First Floor



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