



3 Wold View Road South
Driffield

YO25 6RR

ASKING PRICE OF

£495,000

3 Bedroom Detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Day Room



3



2



2



Off Road
Parking



Gas Central Heating

3 Wold View Road South, Driffield, YO25 6RR

A VERY DISTINCTIVE HOME which has been in the same family for many decades and has recently been re-modelled and refurbished including an extensive extension resulting in a complete overhaul of the layout. The home of distinction now features a very versatile arrangement of rooms with its focal point being a large open plan living room and kitchen to the rear that has direct access onto the garden. The high specification interior also includes an additional reception room, currently used as a secondary lounge and also a dedicated playroom which could be utilised as a study, as required.

The first floor provides three double bedrooms with the master bedroom having its own dressing room, plus house bathroom.

When admiring a property of this nature, it is very easy to forget one vital component and that is location. This house is located within a choice area of Driffield which not only offers very convenient access in to Driffield itself but also a quiet position with Wold View Road South giving access only to The Horseshoe, a select development, made up predominantly of bungalows.

Though improvements have been extensive, there is further scope for additional modular development of the property which, when combined with a location, which is enviable, would only enhance the home further.

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.



Entrance



Day Room



Day Room



Dining Room

Accommodation

RECEPTION HALL

This is huge! A full reception area, welcoming visitors to the property, it could be used as a room in its own right. There is a staircase leading off to the first floor and large cloakroom, which gives access to a ground floor WC. Double doors lead into:

OPEN PLAN LIVING

DAY ROOM

11' 5" x 19' 0" (3.49m x 5.8m)

Again, a huge space being open plan to other reception areas.

Patio doors lead out onto initially a rear patio with garden beyond.

There is an arched access into a dedicated playroom, which could be re-modelled to provide a dedicated office with access from the entrance hall. Semi dividing wall with light feature into:

DINING ROOM

14' 6" x 9' 10" (4.42m x 3m)

With patio doors leading out onto the rear garden and being open plan into:

KITCHEN

9' 2" x 14' 9" (2.8m x 4.5m)

Extensively fitted with a contemporary range of kitchen units including base and wall mounted cupboards and also including an island with integrated breakfast bar and cupboards beneath.

Integrated appliances include electric oven, combination oven and microwave plus electric induction hob with integrated extractor feature. Integrated dishwasher and space plus provision for an American-style fridge freezer.

PLAY ROOM/OFFICE

8' 5" x 7' 10" (2.58m x 2.41m)

Currently accessed from the dining area but could easily be re-modelled with a door leading off the entrance hall, if required.

UTILITY ROOM

8' 6" x 5' 5" (2.6m x 1.66m)

With fitted worktop and space and plumbing for automatic washing machine. Personal door to the side.

LOUNGE

15' 1" x 12' 0" (4.62m x 3.68m)

A dedicated secondary lounge with dual side windows.



Kitchen



Kitchen



Utility Room



Lounge

CLOAKROOM & WC

Accessed off the entrance hall this is a true cloakroom with plenty of storage space and further access into a secondary area which features a low level WC and wash hand basin.

FIRST FLOOR

LANDING

MASTER BEDROOM SUITE

10' 9" x 9' 1" (3.29m x 2.77m)

With rear facing window overlooking the garden.

WALK THROUGH WARDROBE/DRESSING ROOM

12' 3" x 10' 10" (3.75m x 3.31m)

With plenty of built-in hanging space and being open plan into:

BEDROOM 2

13' 10" x 8' 11" (4.22m x 2.72m)

With rear facing window overlooking the garden.

BEDROOM 3

12' 4" x 10' 10" (3.78m x 3.31m)

With rear facing window overlooking the garden.

BATHROOM

With freestanding bath, shower enclosure, low-level WC and wash hand basin.

OUTSIDE

The property stands back from the road behind a front facing gravelled forecourt which provides parking for multiple vehicles.

To the rear of the property is an extensive area of patio immediately adjacent to the house, this gives way to an extensive area of lawned garden which also features numerous mature trees and shrubs.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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.



Master Bedroom Suite



Walk through wardrobe/dressing room



Bedroom



Bedroom

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.

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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

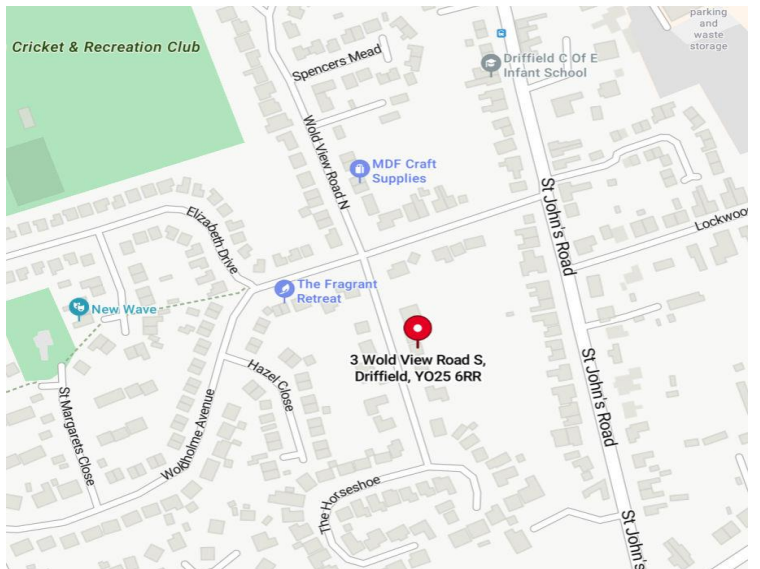
WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS





Bathroom



Bathroom



Outside



Garden



Rear elevation

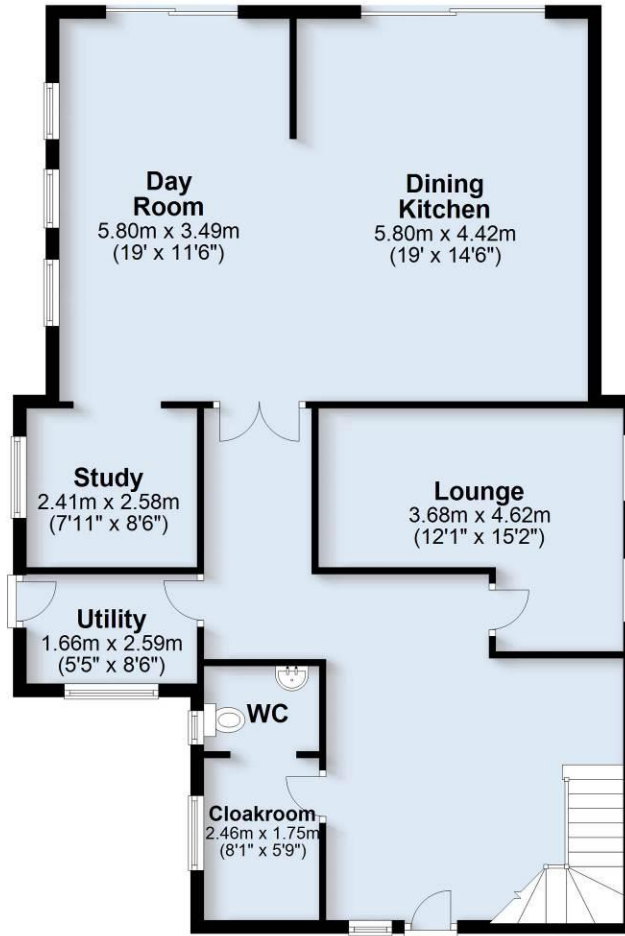


Rear elevation

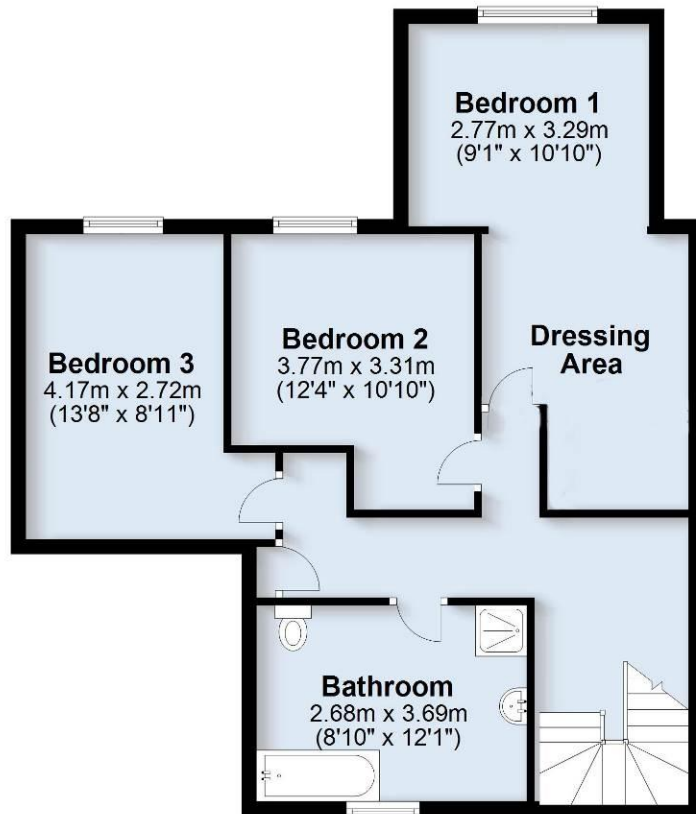


The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

■ Ulllyotts ■

EST 1891



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