



32 Greenways
Driffield

YO25 5HX

ASKING PRICE OF

£185,000

3 bedroom Semi-detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



3



1



1



Off Road
Parking



Gas Central Heating

32 Greenways, Driffield, YO25 5HX

A smartly presented semi-detached house which is likely to appeal to many different types of buyers but could easily be a great home for first-time buyers or small families. The property itself is situated within convenient access of local schools, leisure centre and local shopping with the town centre and a further range of amenities available therein.

The accommodation on offer includes rear facing lounge having French windows which enjoys direct access onto the rear garden area. The kitchen features ample space for a breakfast or dining table and is fitted with a wealth of kitchen units along with integrated appliances. The first floor features bedrooms, one of which is used as a dressing room/walk-in wardrobe by the current vendor's plus, house shower room.

Externally, the property provides ample car parking via a gravelled forecourt and the rear garden is enclosed and predominantly lawned.

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.



Breakfast Kitchen



Breakfast Kitchen



Lounge



Shower Room

Accommodation

ENTRANCE INTO:

BREAKFAST KITCHEN

15' 2" x 8' 9" (4.63m x 2.68m)

Featuring ample space to accommodate a small dining or breakfast table. Two front facing windows and being fitted with a range of kitchen units featuring fully styled shaker style doors. Integrated electric oven and electric hob with extractor over. Space and plumbing for automatic washing machine and wall hung gas-fired boiler. Double panel radiator.

LOUNGE

15' 1" x 9' 10" (4.62m x 3,66m)

A particular feature of the property, being rear facing and having double French doors leading out onto the rear patio plus windows either side. Coved ceiling. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

12' 2" x 8' 11" (3.72m x 2.72m)

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

BEDROOM 2

8' 10" x 8' 9" (2.71m x 2.69m)

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

BEDROOM 3

8' 8" x 5' 11" (2.66m x 1.81m)

With rear facing window and coved ceiling. Radiator.

SHOWER ROOM

With shower enclosure, low-level WC and pedestal wash basin.

OUTSIDE

The property stands back from the road behind a gravelled front forecourt which provides vehicle hardstanding. Side access leads to the rear of the property.

Immediately to the rear of the property is a paved patio and this gives way to an area of lawn with side, slightly raised, bed finished in slate. There is also a sectional garage currently used as a shed.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 69 square metres.



Rear Garden

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 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?

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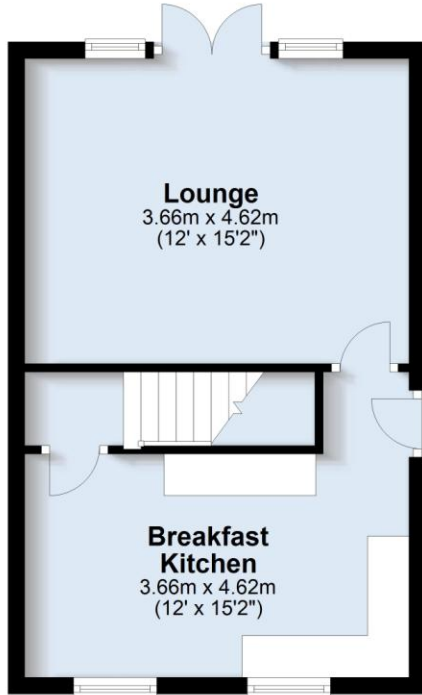
VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 69 sq m

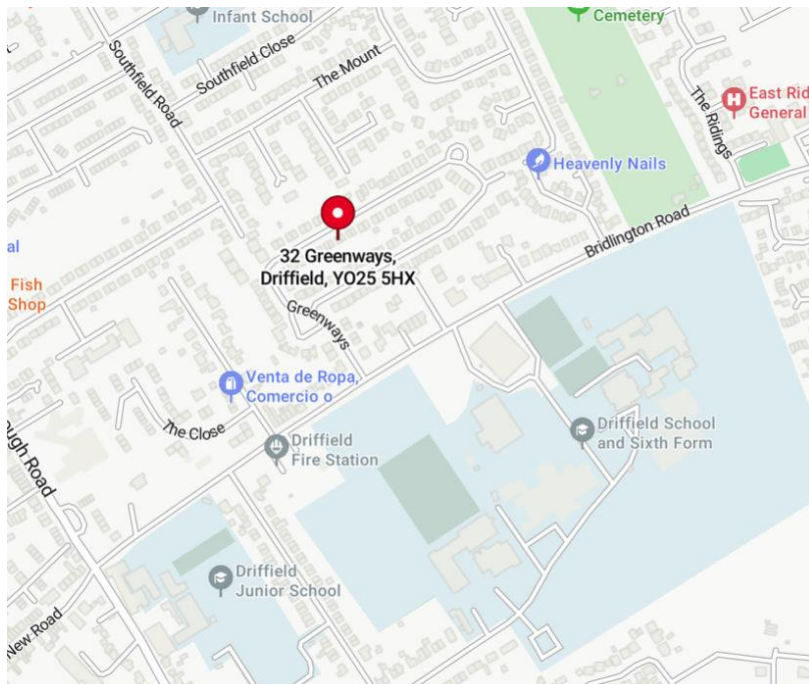
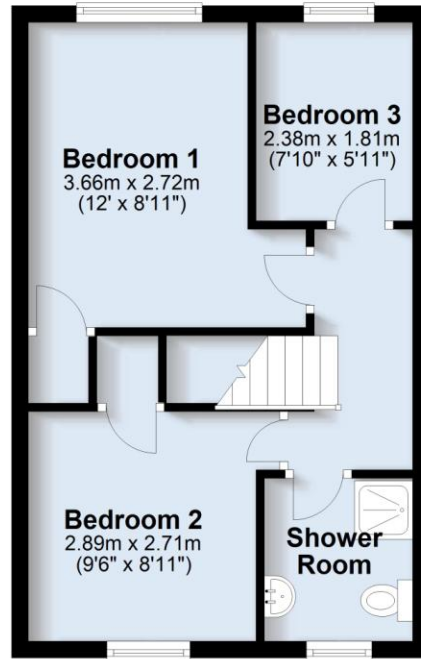
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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