



19 Greenlands
Driffield
YO25 5HY

ASKING PRICE OF

£179,950

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



3



2



1



Off Road
Parking



Gas Central Heating

19 Greenlands, Driffield, YO25 5HY

Located within a popular residential area, within convenient access of Bridlington Road and the amenities of local schools, leisure centre and shops, this property offers a versatile range of accommodation arranged on two floors.

The house offers a layout which may well appeal to many different types of buyer from first-time buyers through to couples of many ages and even small families.

A particular feature of this house is the rear garden which is well enclosed and offers excellent privacy. There is a vehicle access to the side leading to a single garage plus additional space for another vehicle, if required.

The layout itself includes spacious rear facing lounge with dining room having direct access to the rear of the property, fitted kitchen, additional ground floor reception room or third bedroom. Two main bedrooms on the first floor plus house bathroom.

The property has been well maintained and is offered in good overall ready to move into condition, having recently been professionally decorated throughout, and VIEWING IS THOROUGHLY RECOMMENDED!

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/Dining Area



Lounge/Dining Area



Kitchen



Bedroom 3/Study

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor and access to all principal rooms. Radiator.

LOUNGE

14' 11" x 11' 11" (4.56m x 3.65m)

An attractive rear facing room with door leading out onto the exterior. Electric fire in situ. Radiator. Open plan into:

DINING AREA

7' 10" x 8' 9" (2.39m x 2.67m)

Offering a dedicated dining space. Radiator.

KITCHEN

11' 10" x 7' 6" (3.61m x 2.31m)

Comprehensively fitted along three walls with a range of modern kitchen units including base and wall mounted cupboards and contrasting worktops, inset sink with single drainer and cupboard beneath. Space and provision for a cooker with extractor canopy over, space and plumbing for both a dishwasher and automatic washing machine.

BEDROOM 3/STUDY

7' 10" x 8' 10" (2.41m x 2.7m)

A very versatile front facing room. Radiator.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1

11' 10" x 10' 11" (3.62m x 3.33m)

With front facing window and storage cupboard. Radiator.

BEDROOM 2

9' 11" x 8' 5" (3.04m x 2.58m)

With rear facing window. Radiator.

BATHROOM

With suite comprising panelled bath, having a shower over, and curtained shower rail. Low-level WC and pedestal wash hand basin. Fully tiled around the shower with half tiling along other areas. Radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt with parking. In addition, there is a side drive which provides additional parking and also leads to a single garage.

To the rear of the property is a very attractive, enclosed area of garden which is predominantly laid to lawn and also has side established beds. The rear garden has a sunny aspect and



Bedroom



Bedroom



Bathroom



offers a good degree of privacy. Immediately to the rear of the house is a paved patio area offering great potential to create an elevated deck with direct access from the lounge.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 78 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The new more energy efficient boiler (installed in March 2024) 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 C.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D. 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, such as the new more energy efficient boiler.

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

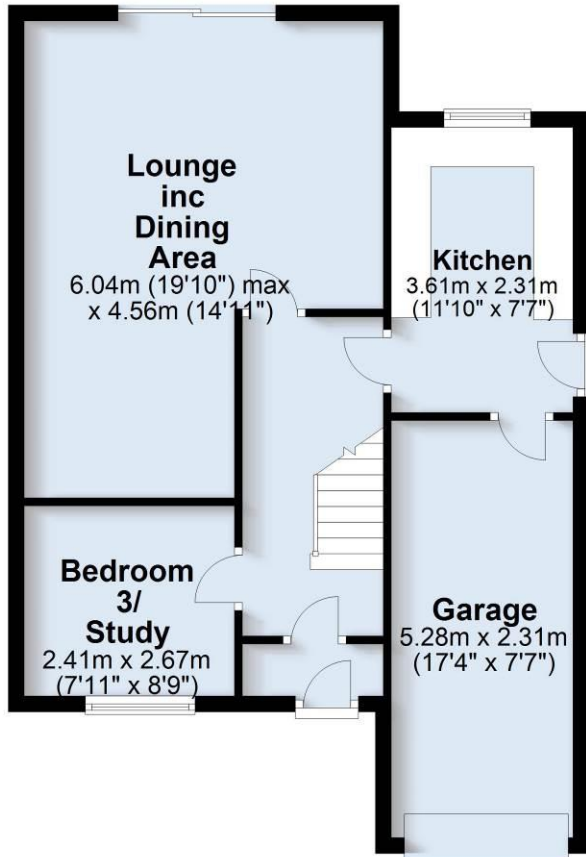
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 78 sq m

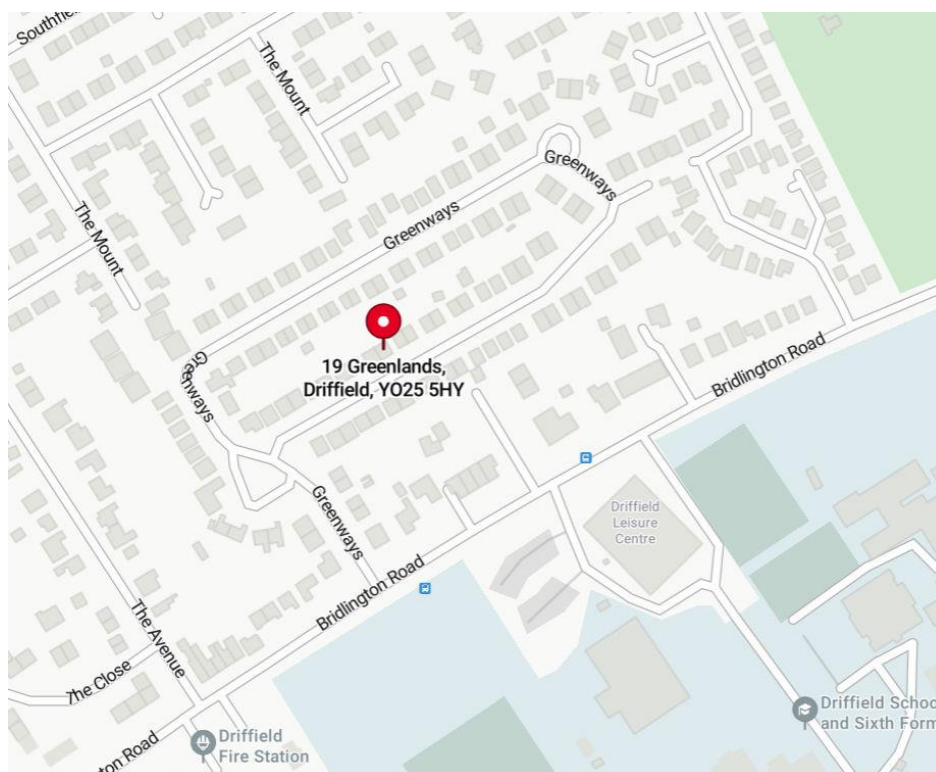
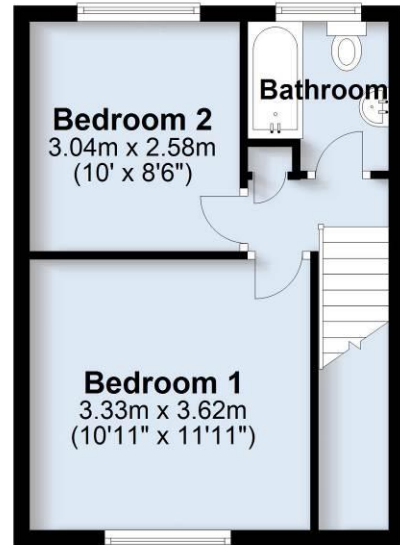
Ground Floor

Approx. 60.4 sq. metres (650.3 sq. feet)

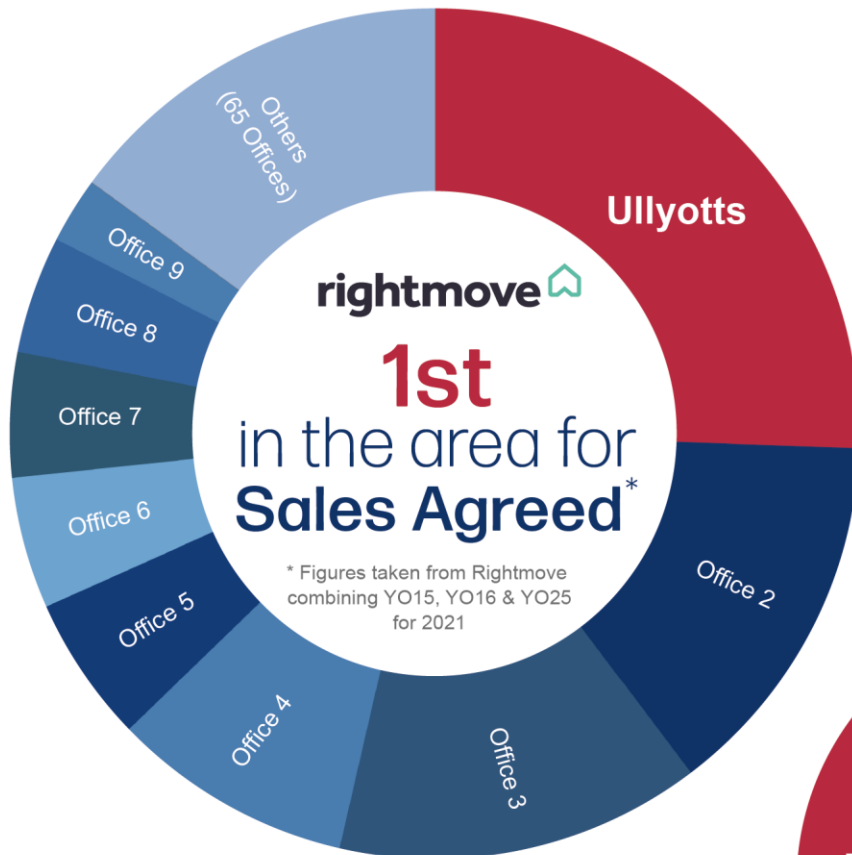


First Floor

Approx. 29.3 sq. metres (314.9 sq. feet)



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.

■ Ulllyotts ■

EST 1891



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



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations