



144 Auchinleck Close
Drifffield

YO25 9HF

ASKING PRICE OF

£210,000

3 Bedroom Semi Detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden with timber shed



3



2



1



Off Road
Parking



Gas Central Heating

144 Auchinleck Close, Driffield, YO25 9HF

A substantial, established home which has been extended to the rear to provide additional living space. The accommodation on offer within this property has been comprehensively improved and transformed into a contemporary space boasting open plan living room, dining room (extension), breakfast area and kitchen, all to a fantastic standard. There are three good-sized bedrooms on the first floor along with house bathroom whilst externally, there is a large rear garden plus useful log cabin which can be further improved for a variety of uses.

Off-street parking is available at the front and property is located within an ever popular, established area on the outskirts of Driffield.

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 Hall



Lounge



Dining Room



Breakfast Kitchen

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

LOUNGE

13' 5" x 12' 10" (4.1m x 3.93m)

With feature fireplace having provision for an electric fire which is included. Radiator.

Arched opening into:

DINING ROOM

10' 7" x 8' 10" (3.25m x 2.7m)

With doors leading out onto a rear patio and rear facing window.

BREAKFAST KITCHEN

19' 10" x 7' 11" (6.06m x 2.43m)

Being open plan from the lounge and featuring a contemporary breakfasting island with cupboards beneath. Contemporary panelled walls and being open plan into the kitchen itself.

The kitchen features modern units including base cupboards with worktops over and integrated appliances including electric hob with extractor and double oven. Inset one and a half bowl sink with swan neck mixer tap space and plumbing for a

slimline dishwasher. Space and plumbing for an automatic washing machine and recessed ceiling lighting.

FIRST FLOOR

BEDROOM 1

13' 6" x 11' 5" (4.13m x 3.48m)

With rear facing window. Radiator.

BEDROOM 2

11' 6" x 8' 11" (3.52m x 2.73m)

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

BEDROOM 3

10' 5" x 8' 2" (3.18m x 2.49m)

With front facing window. Radiator.

BATHROOM

With suite in white comprising panelled bath having a shower over with glass side screen, pedestal wash hand basin and low-level WC. Chrome heated radiator. Contemporary tiling to the walls.



Breakfast Kitchen with island



Breakfast Kitchen with island



Bedroom



Bedroom

OUTSIDE

To the front of the property is an open plan forecourt providing a parking area. To the rear of the property is a good-sized expanse of garden which includes paved patio and lawn with a number of mature shrubs. There is a large timber shed plus additional purpose-built log cabin with scope to be used for a variety of purposes including hobbies, work or storage space.

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.

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.

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COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed).



Bedroom



Bathroom



Patio/Garden



Log Cabin

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

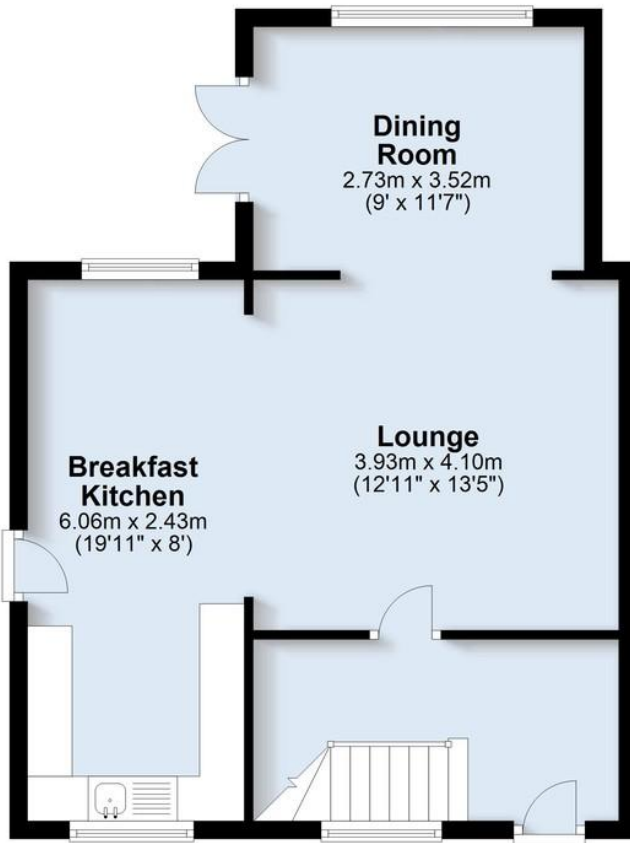
Strictly by appointment with Ulyotts.

Regulated by RICS

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

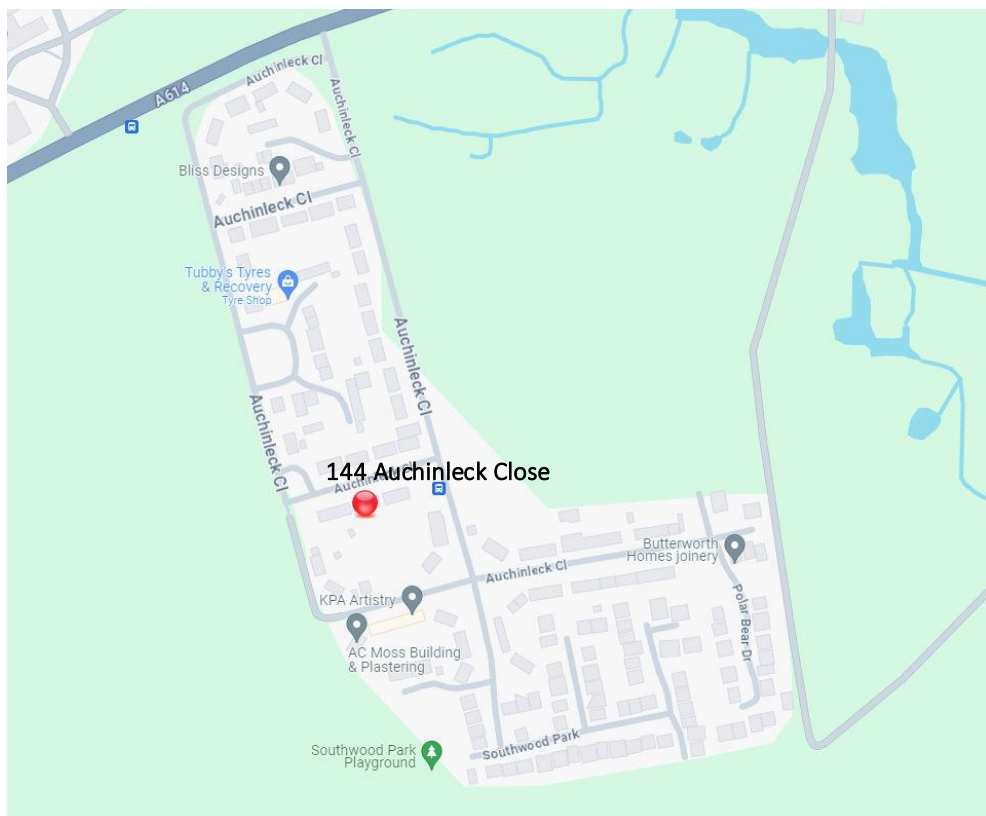
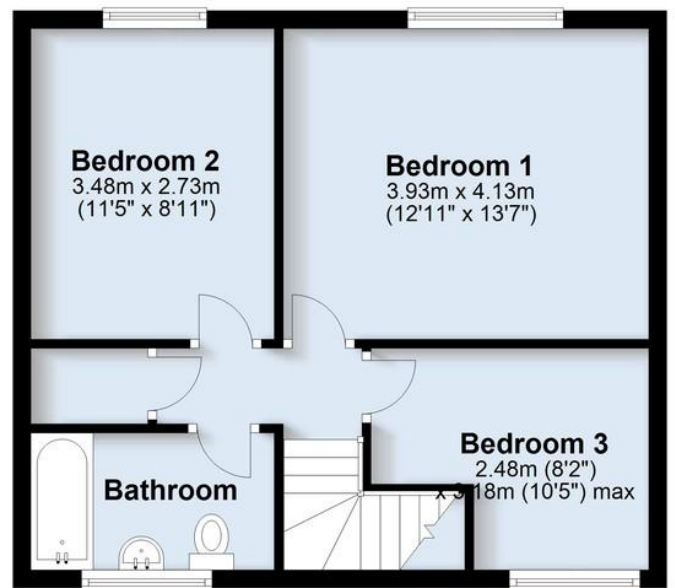
Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



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