



27 Kings Mill Road  
Driffield  
YO25 6TT

ASKING PRICE OF

**£390,000**

**4 Bedroom Detached House**



Patio



Garage & off-  
road parking



Gas Central Heating

## 27 Kings Mill Road, Driffield, YO25 6TT

An established detached home which is located quite simply within one of the towns premium residential areas, within convenient proximity of the town centre. The setting and styling of this property cannot be underestimated, standing in a delightful setting on the corner of St John's Road and Newland Avenue within established gardens. This property combines a tranquil setting and enjoys views over Driffield Bowling Green from the first floor, at the front.

The accommodation on offer is generously proportioned and features substantial, individual rooms all of which are well maintained and are likely to have huge appeal to a wealth of differing types of buyer from families, through to those simply wanting a quality home in such a premium and desirable location.

The first floor includes three double bedrooms plus, additional study, which could be used as a small fourth bedroom, if required.

There is off-street parking, suitable for multiple vehicles. Part of the garage has been converted to provide a useful utility room. There is also a huge scope to extend the property, if required, without really compromising its location or indeed the garden size.

### 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



Sitting Room



Sitting Room



Kitchen Breakfast

## Accommodation

### ENTRANCE HALL

With superb original parquet flooring, quarter turn staircase leading off and double panelled radiator.

### LOUNGE

13' 3" x 11' 10" (4.06m x 3.62m)

With front facing bay window and feature fireplace with tiled inset housing a gas living flame fire. Coved ceiling and fitted dado rail. Radiator.

### SITTING ROOM

15' 10" x 11' 10" (4.84m x 3.63m)

With side bay window overlooking the garden plus additional front window. Traditional fire surround housing a gas fire. Coved ceiling and original parquet flooring.

### KITCHEN

15' 6" x 13' 3" (4.74m x 4.06m)

Extensively fitted with a range of modern kitchen units featuring base and wall mounted cupboards along with wood block worktop. Space for a Range style cooker with extractor canopy over. Inset ceramic sink and integrated fridge freezer. Ceramic tiled floor and side window. Open plan into:

### BREAKFAST AREA

12' 0" x 8' 4" (3.68m x 2.55m)

With ceramic tiled floor and French doors onto the rear garden. Radiator.

### UTILITY

8' 6" x 7' 3" (2.60m x 2.23m)

Originally being part of the garage. Inset stainless steel single base with cupboard beneath, space and plumbing for automatic washing machine and range of wall mounted cupboards. Double panelled radiator and personal door to remaining part of garage (2.65m x 2.46m)

### FIRST FLOOR

#### LANDING

With windows to the front and fitted dado rail. Coved ceiling.

#### BEDROOM 1

13' 5" x 11' 11" (4.11m x 3.64m)

With front facing bay window and range of built-in wardrobes. Attractive views across to Driffield Bowling Green. Pedestal wash hand basin in situ.



Breakfast Kitchen



Kitchen



Kitchen



Utility

## BEDROOM 2

11' 0" x 11' 10" (3.37m x 3.63m)

With side bay window. Radiator.

## EN-SUITE

With suite comprising low-level WC, vanity wash hand basin and shower enclosure. Ladder style towel radiator.

## BEDROOM 3

10' 7" x 9' 0" (3.24m x 2.75m)

With rear facing window and built-in range of wardrobes.

Radiator.

## STUDY/BEDROOM 4

6' 4" x 5' 0" (1.94m x 1.54m)

Currently used as a study and is more suited to this purpose.

Circular window and radiator.

## BATHROOM

With full suite comprising panelled bath, separate Quadrant style shower enclosure, low-level WC and pedestal wash hand basin. Partially tiled walls, ceiling and built-in cupboard.

## OUTSIDE

The property is located on a good-sized plot, set back from the road within established gardens. There is vehicle access off

Newland Avenue and parking facilities for two vehicles.

Immediately to the rear of the property is a patio area featuring paving interspersed with gravel. There are attractive and enclosed gardens which are well planted and feature lawns with side borders and mature shrubs. Additional features of the garden include greenhouse and shed. There is also a useful storage area adjacent to the house.

## 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.



Patio



Bedroom



En Suite



Garden

## 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 E.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

## 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

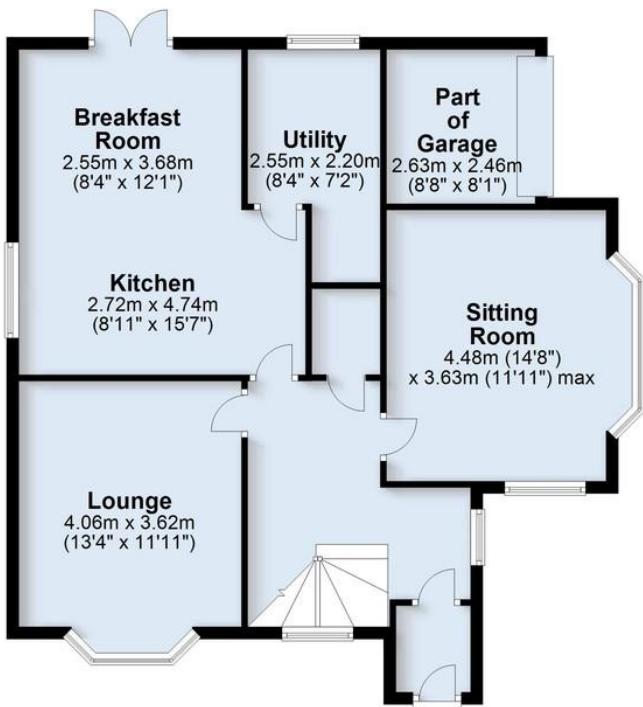
Strictly by appointment with Ullyotts.

Regulated by RICS

The digitally calculated floor area is (). This area may differ from the floor area on the Energy Performance Certificate.

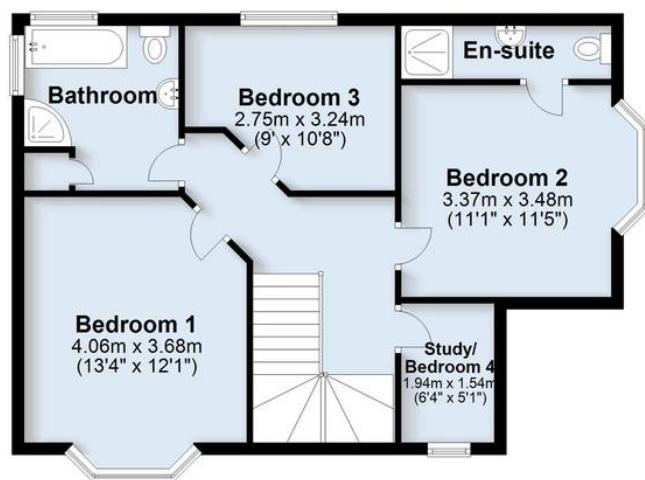
### Ground Floor

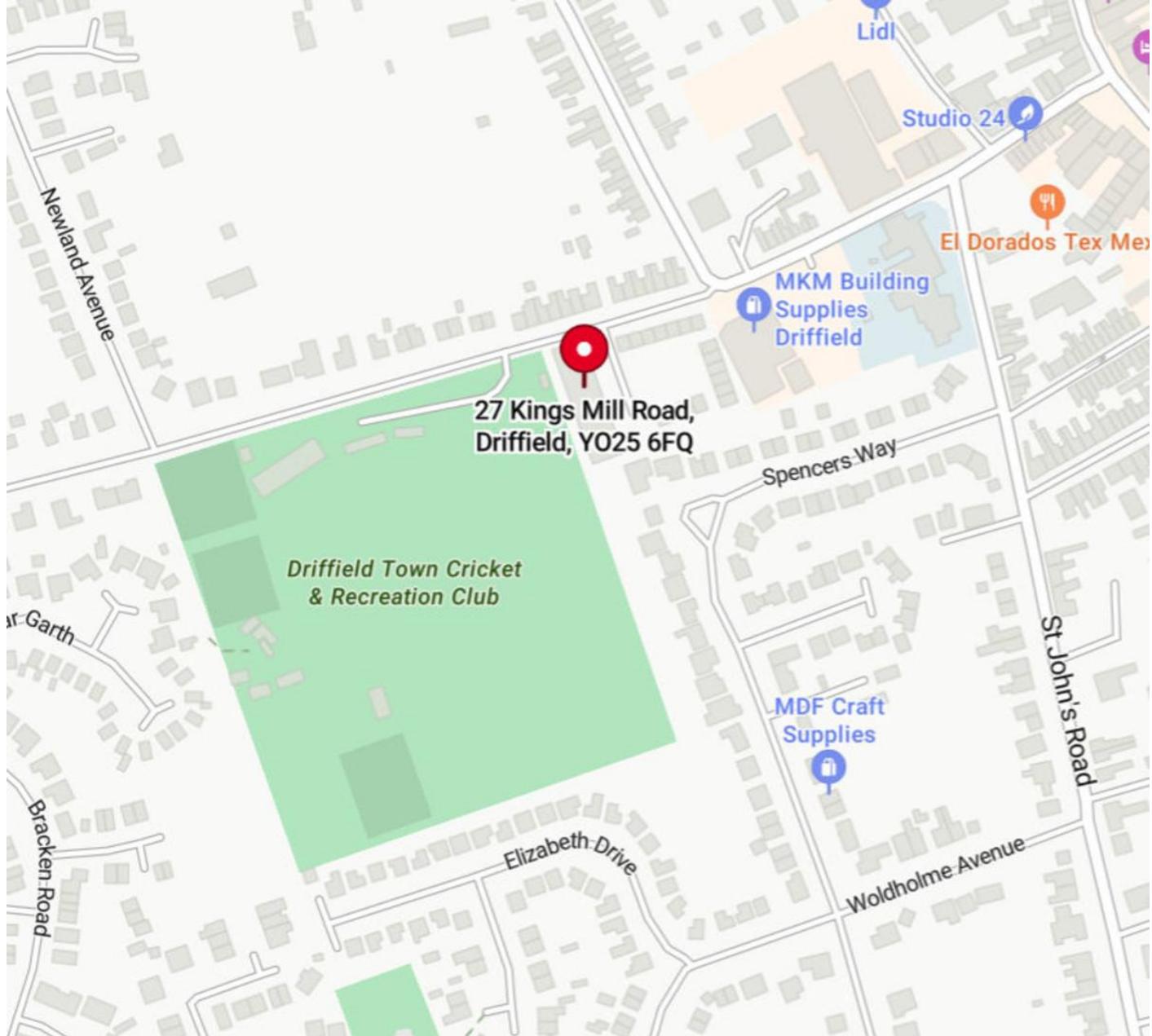
Approx. 86.1 sq. metres (926.5 sq. feet)



### First Floor

Approx. 61.7 sq. metres (664.2 sq. feet)





▪ Est. 1891 ▪

# Ullyotts

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