



22 Spencers Way  
Driffield

YO25 6RH

ASKING PRICE OF

£245,000

3 Bedroom Semi Detached House

■ Ulllyotts ■  
EST 1891

01377 253456



Rear elevation



3



2



1



Garage



Gas Central Heating

## 22 Spencers Way, Driffield, YO25 6RH

Located within a highly regarded and much sought-after area of Driffield which combines a quiet residential setting with convenience walking access into Driffield which is literally a short walk.

This is a semi-detached house which is likely to have a wide appeal from first-time buyers, through families and also including buyers in general simply wanting a great location within moments of the town centre.

The accommodation on offer includes the usual two reception rooms, the lounge having a bay window to the front, fitted kitchen and ground floor pantry.

There are three bedrooms on the first floor plus house bathroom.

Vehicle access is available with parking via a side drive and this leads to an attached single garage. The gardens are enclosed and located to the front and rear.

In short, this type of property is rarely available and is likely to be in demand so an early inspection 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 room



Kitchen



Kitchen

## Accommodation

### ENTRANCE PORCH

### ENTRANCE HALL

With straight flight staircase leading off first floor and built in under stair storage cupboard. Radiator.

### LOUNGE

11' 11" x 12' 0" (3.65m x 3.66m)  
with front facing bay window and feature fire surround with fire in situ. Coved ceiling and contemporary vertical radiator.

### DINING ROOM

12' 10" x 12' 0" (3.92m x 3.66m)  
With rear facing window and feature fireplace with gas fire in situ. Coved ceiling and radiator.

### KITCHEN

12' 10" x 7' 4" (3.93m x 2.25m)  
Being fitted with a range of kitchen units to 2 walls featuring panelled doors and matching worktops.

Inset stainless steel sink with swan neck mixer tap, space and plumbing for automatic washing machine, space for a slot in gas or electric cooker plus space for a refrigerator. Door leading into:

### PANTRY

### FIRST FLOOR

### LANDING

### BEDROOM 1

12' 0" x 11' 11" (3.67m x 3.64m)  
With front facing bay window, coved ceiling and radiator.

### BEDROOM 2

12' 9" x 12' 0" (3.89m x 3.66m)  
with rear facing window, coved ceiling and radiator.

### BEDROOM 3

7' 10" x 7' 5" (2.41m x 2.28m)  
with front facing window and radiator.



shower room



Bedroom 1



Bedroom 2



Side Elevation

### **SHOWER ROOM**

fitted contemporary suite featuring shower enclosure, low level WC and pedestal wash basin. Radiator.

### **OUTSIDE**

The property is set back from the road behind a front forecourt garden. There is a gated access which leads to a drive which in turn leads to an attached single garage. The garage also has a lobby and store to the rear which gives direct access to the garden.

Immediately to the rear of the property is a paved patio and this gives way to an area of garden featuring lawn with side borders and gravelled area.

### **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.

### **COUNCIL TAX BAND - C**

### **ENERGY PERFORMANCE CERTIFICATE - RATED D**

### **SERVICES**

All mains services are available at the property.

### **NOTE**

Heating systems and other services have not been checked.

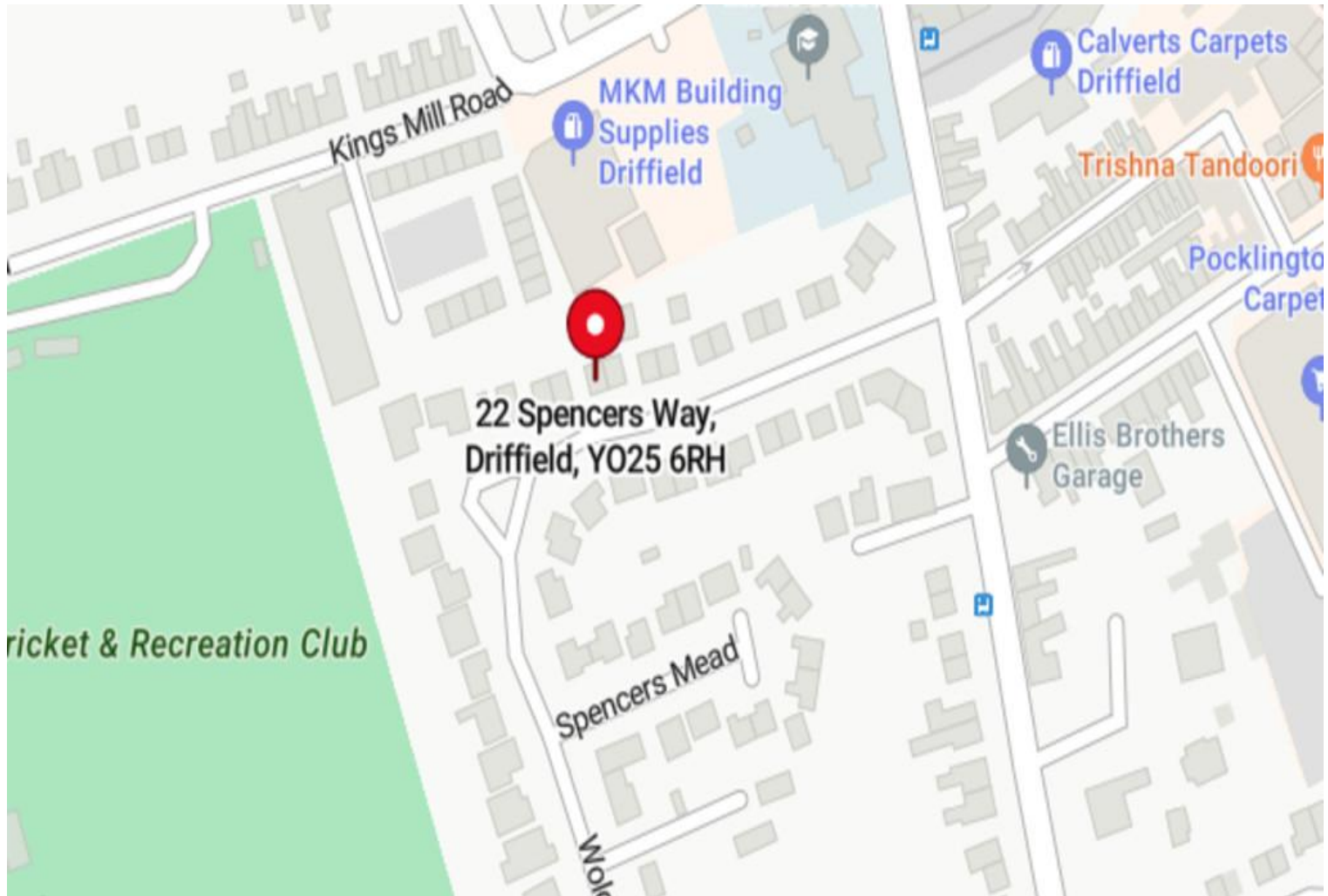
All measurements are provided for guidance only.



Garden



Garden



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.

#### VIEWING

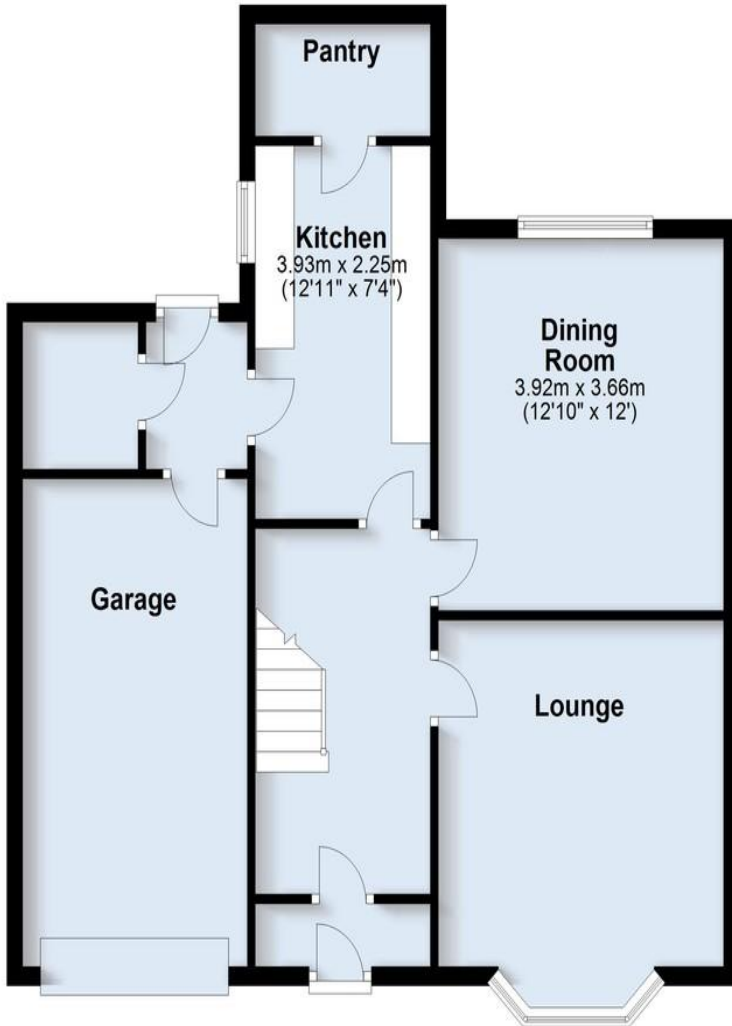
Strictly by appointment with Ulllyotts 01262 401 401

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 101 sq m

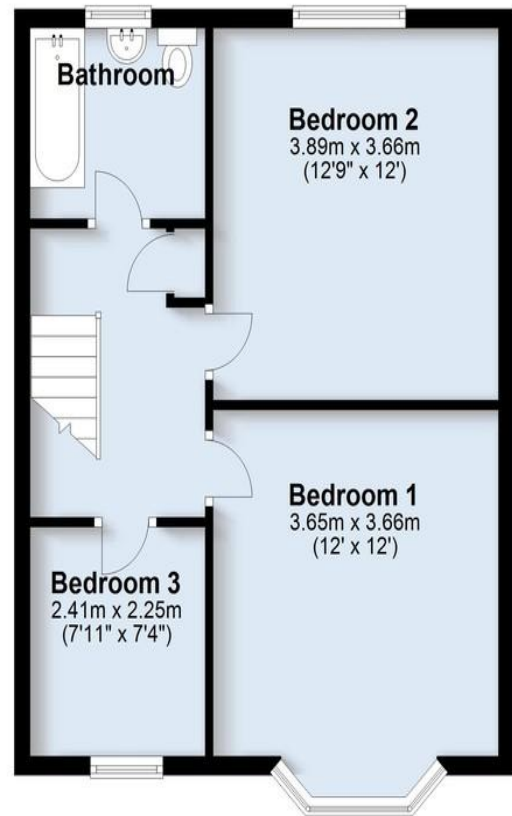
### Ground Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



### First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



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