



5 Bridge Lane
Driffield

YO25 6LP

ASKING PRICE OF

£295,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge/Dining Room



4



2



2



Off Road
Parking



Gas Central Heating

5 Bridge Lane, Driffield, YO25 6LP

A rare opportunity to purchase a characterful home, believed to originally date back from the turn of the 20th Century, situated within only a short walk of Driffield town centre and offering generously proportioned accommodation that includes two reception rooms as well as four bedrooms set within established gardens.

The property is likely to have a wide appeal and certainly provides 'something different' when compared to its modern counterparts. Buyers are likely to enjoy the period style features within the property and its exterior façade but when combined with its close proximity to the town centre, **this really is a rare find indeed!**

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



Sitting Room



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

LOUNGE/DINING ROOM

22' 9" x 11' 11" (6.95m x 3.65m)

A generously proportioned through room featuring an attractive cast-iron open fireplace with wooden surround and stone hearth. Fitted engineered wood flooring, television point and coved ceiling. Radiators.

REAR LOBBY

Arched window to the rear elevation, exposed beams to the ceiling and staircase leading off to the first floor.

SITTING ROOM

13' 5" x 12' 1" (4.1m x 3.7m)

A charming rear facing room with appealing exposed brickwork fireplace and multifuel stove in situ. Stonework wall alcoves, picture rail and exposed beams to the ceiling. Radiator. Doors leading out onto the rear garden.

KITCHEN

18' 10" x 8' 4" (5.76m x 2.56m)

Fitted with a wide range of solid wood kitchen units featuring base and wall mounted cupboards along with worktops. Inset one and a half bowl sink with mixer tap and splash back tiling.

Range cooker with fitted extractor hood, radiator, dual front facing windows and tiled flooring throughout.

UTILITY

7' 3" x 6' 8" (2.22m x 2.05m)

A very useful utility room with fitted work surfaces, radiator and space and plumbing for automatic washing machine. Ceramic tiled flooring and external door leading out to the side of the property.

SHOWER ROOM/WC

A useful ground floor shower room with WC featuring modern three-piece suite comprising double shower having a mains shower fitted. Low-level WC and wall mounted wash hand basin. Fully tiled walls and tiled effect flooring.

FIRST FLOOR

BEDROOM 1

13' 6" x 10' 9" (4.14m x 3.3m)

A very spacious master bedroom with feature fireplace and exposed beams. Fitted dado rail, radiator, television point and rear facing window.



Shower Room/WC



Bedroom



Bedroom



Bathroom

BEDROOM 2

13' 8" x 12' 0" (4.18m x 3.67m)

With rear facing window and exposed beamed ceiling. Built-in large over stairs storage cupboard. Radiator.

BEDROOM 3

11' 5" x 8' 4" (3.5m x 2.56m)

With front facing window. Radiator.

BEDROOM 4

8' 10" x 5' 1" (2.7m x 1.56m)

With front facing window. Radiator.

BATHROOM

With a front facing window and a generously proportioned bath with fitted three piece suite comprising panelled bath having a shower over, low-level WC and pedestal wash hand basin, partly tiled walls and tiled effect flooring.

OUTSIDE

The property stands gable side to Bridge Lane with vehicle access leading from the road to a parking space.

Most of the garden is located to the front of the property and this is enclosed with mature hedging making this exceptionally private. There are planted side beds and a wood chipped

feature seating area.

The gardens extend to the side of the property and also to the rear where there is a further expanse of enclosed garden. With a pond to the rear and water feature to the front. There is a timber garden shed and the exterior features electric points.

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.



Garden



Garden



Garden



Rear Elevation

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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



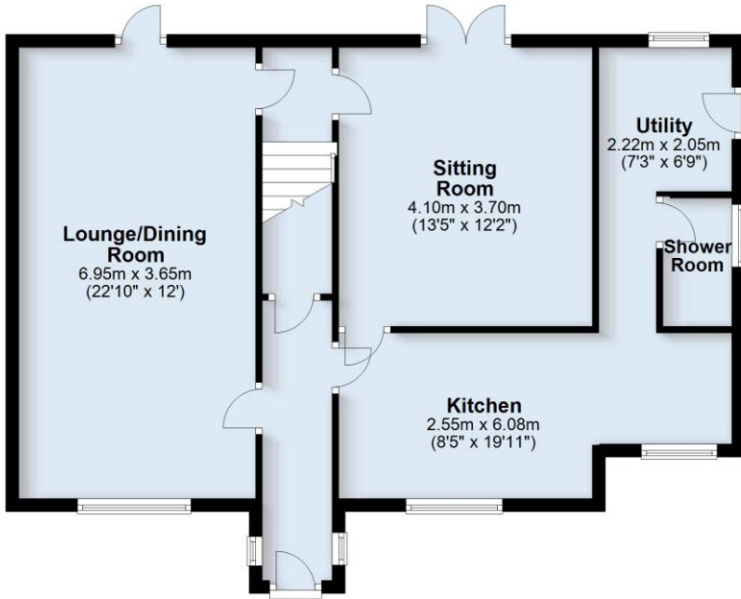
Main Entrance



The stated EPC floor area, (which may exclude conservatories),
is approximately 140 Square metres.

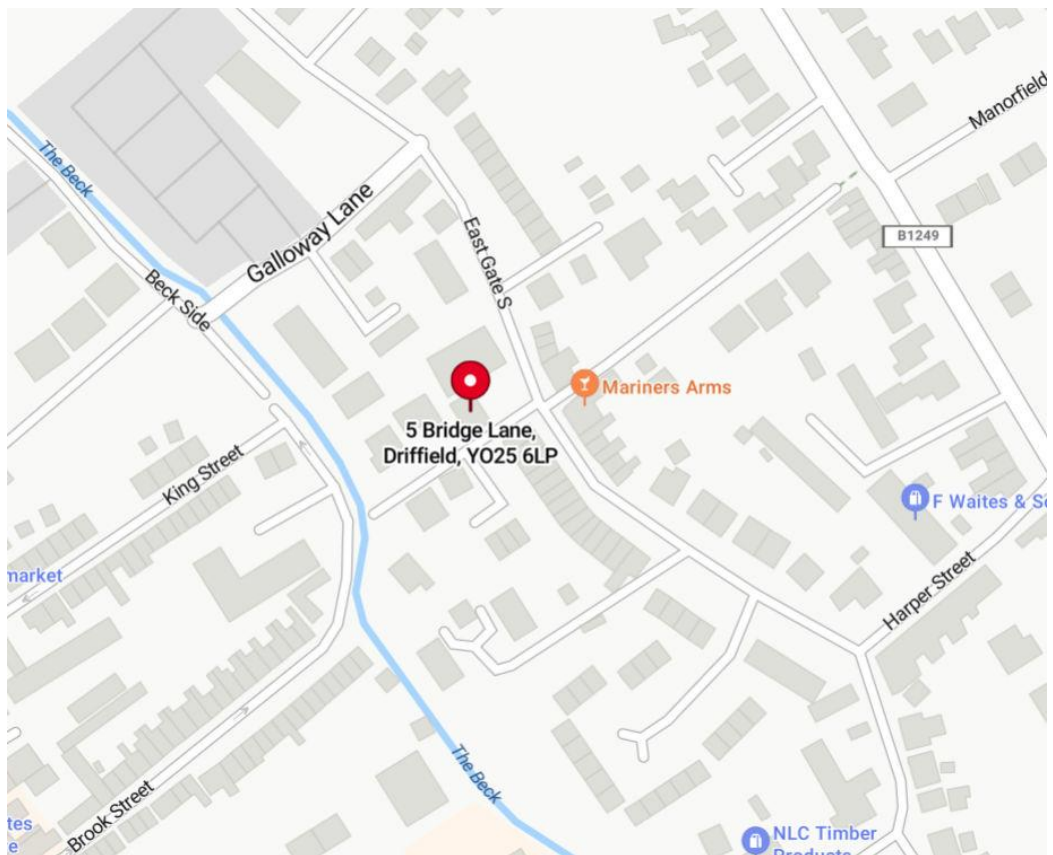
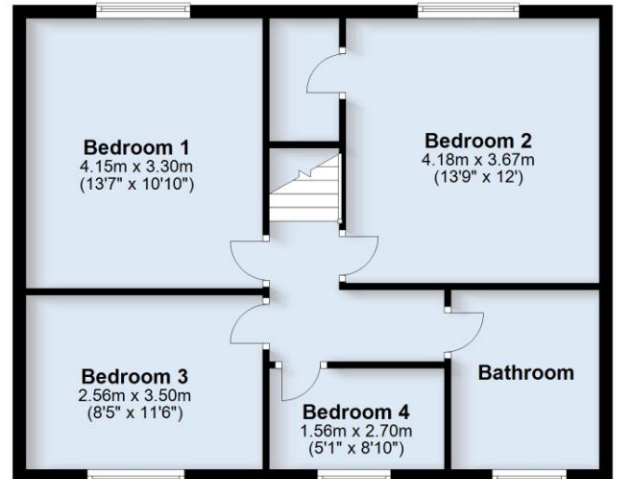
Ground Floor

Approx. 75.1 sq. metres (808.9 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.2 sq. feet)



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EST 1891



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