



5 Wold View Road North
Driffield

YO25 6RP

ASKING PRICE OF

£295,000

3 Bedroom Semi Detached House

■ **Ulliyotts** ■

EST 1891

01377 253456



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1



Off Road
Parking



Gas Central Heating

5 Wold View Road North, Driffield, YO25 6RP

Located in a very popular "prime" area of Driffield within convenient walking distance of the town centre, this home has been comprehensively updated and improved by the vendor, and now provides an exceptional range of beautifully appointed accommodation, ideal for families or simply those buyers wishing to have something a little bit special!

The original accommodation has been extended on the ground floor and now includes two separate reception rooms, plus exceptionally well fitted kitchen and also a dedicated dining space which overlooks an extensive rear garden. The first floor features three bedrooms plus house bathroom.

Externally, this is a house, which certainly will not disappoint as there is vehicle access and parking, plus an additional feature, the garage has been converted to form its own home bar/recreation area, including dedicated toilet and its own micro pub!

The property also enjoys a large garden to the rear along with paved patio immediately adjacent to the house.

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



Dining Area



Kitchen

Accommodation

ENTRANCE HALL

LOUNGE

14' 7" x 12' 6" (4.47m x 3.82m)

A delightful statement room featuring square bay window to the front, coved ceiling and feature fire surround with cast-iron open fire. Fitted wood effect flooring and radiator.

SITTING ROOM

21' 8" x 11' 8" (6.62m x 3.57m)

With a feature fireplace having a cast-iron open fire. Coved ceiling and radiator. Open plan into:

DINING AREA

With herringbone feature flooring, coved ceiling and French doors leading out onto the rear garden. Open plan into:

KITCHEN

16' 2" x 8' 2" (4.95m x 2.49m)

Extensively fitted with a modern range of kitchen units featuring base, drawer and wall mounted cupboards finished with Shaker style doors and granite worktops. Integrated appliances include electric double oven plus five ring gas hob having an extractor hood over. Integrated dishwasher and space and plumbing for automatic washing machine. Inset sink

with swan neck mixer tap, side and rear facing window. Herringbone style flooring and inset lighting. Radiator

FIRST FLOOR

LANDING

With feature banister having chrome spindles. Landing window and solid timber doors leading into rooms.

BEDROOM 1

14' 9" x 11' 6" (4.51m x 3.53m)

Featuring a large square bay window and range of wardrobes with sliding doors. Radiator. Coved ceiling.

BEDROOM 2

11' 10" x 11' 3" (3.63m x 3.43m)

With rear facing window, radiator and coved ceiling.

BEDROOM 3

7' 7" x 8' 5" (2.32m x 2.57m)

With front facing window. Built-in storage cupboard, radiator and coved ceiling.

BATHROOM

9' 8" x 7' 9" (2.96m x 2.38m)

Beautifully fitted with a suite comprising bath with mixer tap



Kitchen



Landing



Bedroom



Bedroom

and shower attachment over, low level WC and pedestal wash hand basin plus shower enclosure. Fully tiled walls and radiator. Ceramic tiled floor.

OUTSIDE

The property stands back from the road behind a block paved forecourt which provides parking for multiple vehicles. There is also a side drive which leads to the former garage.

BAR/RECREATION ROOM

Converted to great effect and currently used as a home bar/recreation area, complete with its own designated WC. A door to the side leads out onto the garden.

GARDENS

The gardens for the property are extensive and predominantly lawned.

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.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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.



Bedroom

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



Bathroom



Bar

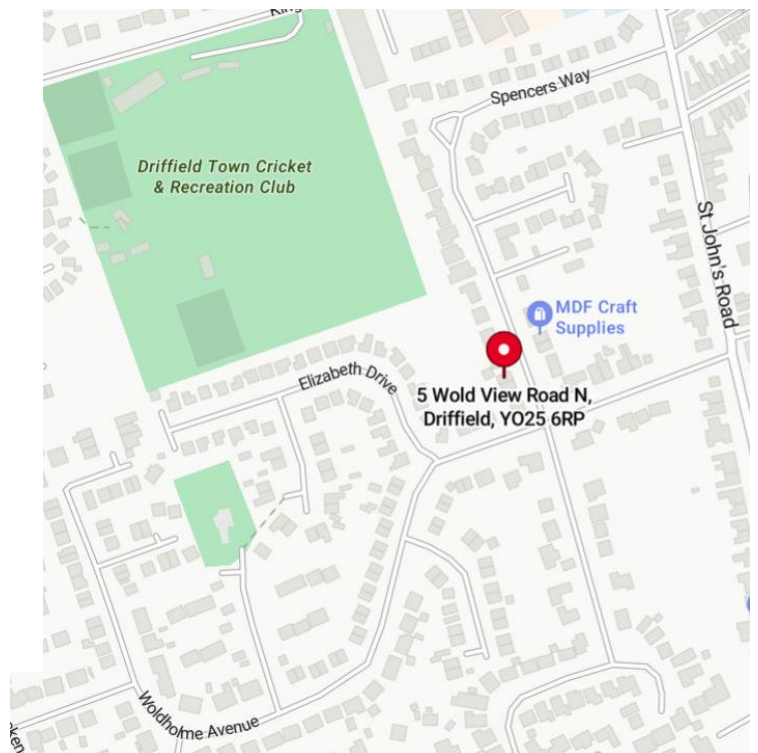
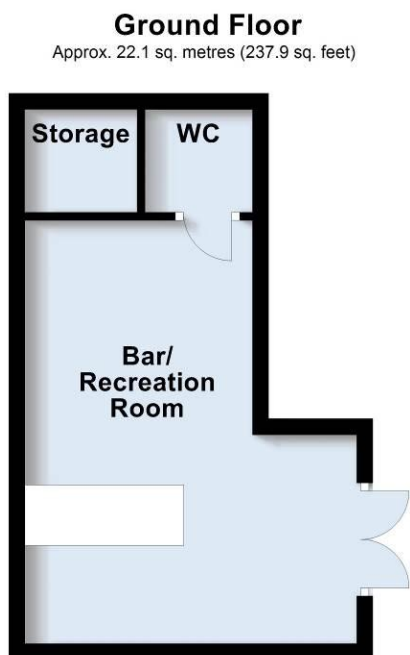
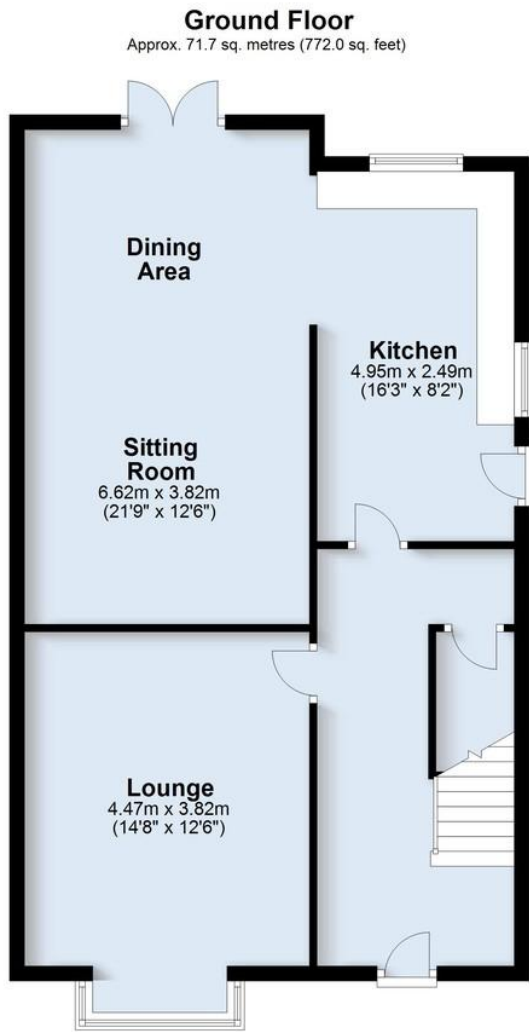


Patio

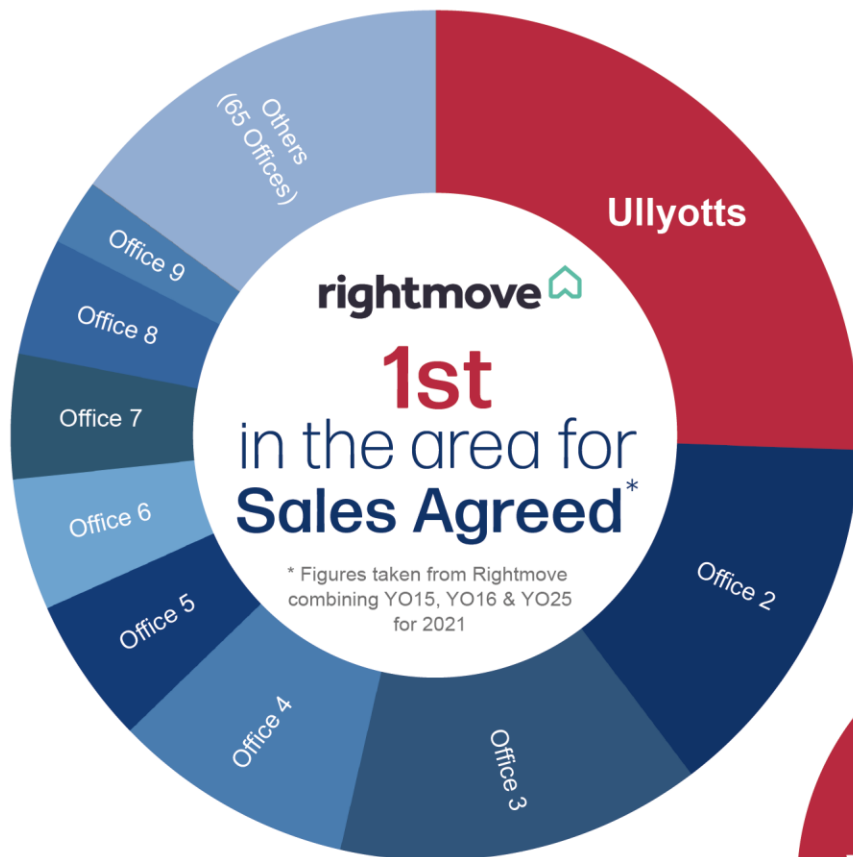


Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 97 sq m



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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



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