



17 Wood Crescent
Drifffield
YO25 6DW

OFFERS OVER

£215,000

4 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge

 4
  1
  2
  Off Road Parking
  Gas Central Heating

17 Wood Crescent, Driffield, YO25 6DW

This is a property which combines several popular elements which are much sought after by many buyers. Comprising spacious rooms, four double bedrooms, ample car parking and being within convenient access of the town centre.

With accommodation which is around 1200 ft², arranged over three floors, this is a superbly presented home which certainly offers more than many of its counterparts.

The lounge is rear facing and has French doors leading out onto a secluded area of rear garden. The kitchen features a dedicated breakfast area along with a wealth of fitted units plus integrated appliances, both upper floors feature a bathroom with each floor offering two double bedrooms.

The property is located within a cul-de-sac setting and includes two dedicated car parking spaces plus side and rear gardens, both having a westerly aspect.

The property is located literally within a short walk of the town centre thoroughfare and as such provides convenience as well as space!

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.



Cloakroom/WC



Lounge



Kitchen



Breakfast Area

Accommodation

ENTRANCE HALL

With ceramic tiled floor and staircase leading off to the first floor.

CLOAKROOM/WC

With ceramic tiled floor, low-level WC and pedestal wash hand basin.

LOUNGE

13' 11" x 13' 9" (4.26m x 4.2m)

With rear facing aspect and featuring an attractive fireplace with electric fire provision. Coved ceiling, wall light points and French door leading out onto the rear garden.

KITCHEN

13' 11" x 7' 8" (4.25m x 2.36m)

With front facing window and being fitted with a range of modern kitchen units arranged along two walls including base and wall cupboards and integrated appliances which include Slimline dishwasher, electric oven and four ring gas hob with extractor over plus fridge freezer. Inset sink with single drainer and plumbing for automatic washing machine. Coved ceiling and inset lighting.

FIRST FLOOR

LANDING

Access to boarded loft, including ladder.

BEDROOM 1

13' 9" x 11' 0" (4.2m x 3.36m)

With rear facing aspect. Radiator.

BEDROOM 2

10' 6" x 12' 11" (3.21m x 3.95m)

With front facing aspect having dual windows, built-in wardrobes. Radiator.

BATHROOM

With suite comprising bath with shower over featuring a curved glass screen, low-level WC and pedestal wash hand basin. Fully tiled walls and heated towel radiator.

SECOND FLOOR

LANDING

SHOWER ROOM

With shower enclosure, low-level WC and pedestal wash hand basin. Heated towel radiator.



Bedroom



Bathroom



Shower Room



Bedroom

BEDROOM 3

15' 0" x 10' 7" (4.59m x 3.24m)

With sloping ceilings and built-in storage cupboard. Radiator.

BEDROOM 4

13' 10" x 10' 1" (4.24m x 3.08m)

With sloping ceilings and built-in wardrobes. Built in cupboard housing hot water cylinder and boiler. Radiator.

OUTSIDE

The property offers a shallow front garden. There is dedicated car parking with two allocated spaces. To the rear of the property is an enclosed area of garden which is part-lawned and part-patio, this extends to a further side area of garden which features a garden shed.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 115 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators with underfloor heating to the ground floor. 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



Bedroom



Bedroom



Side area of garden



Enclosed garden

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

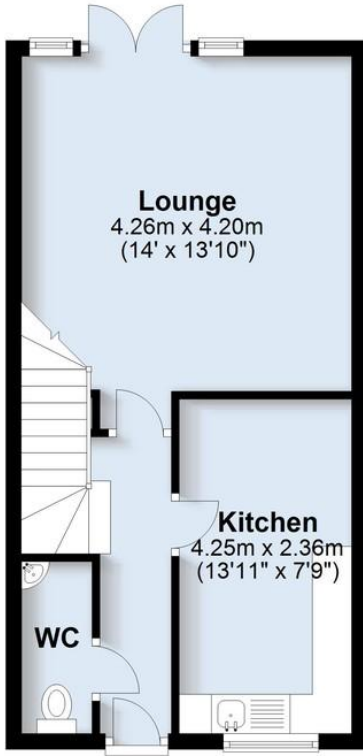
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 115 sq m

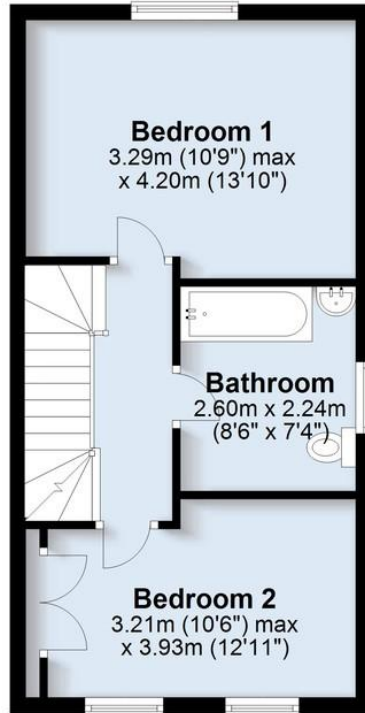
Ground Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



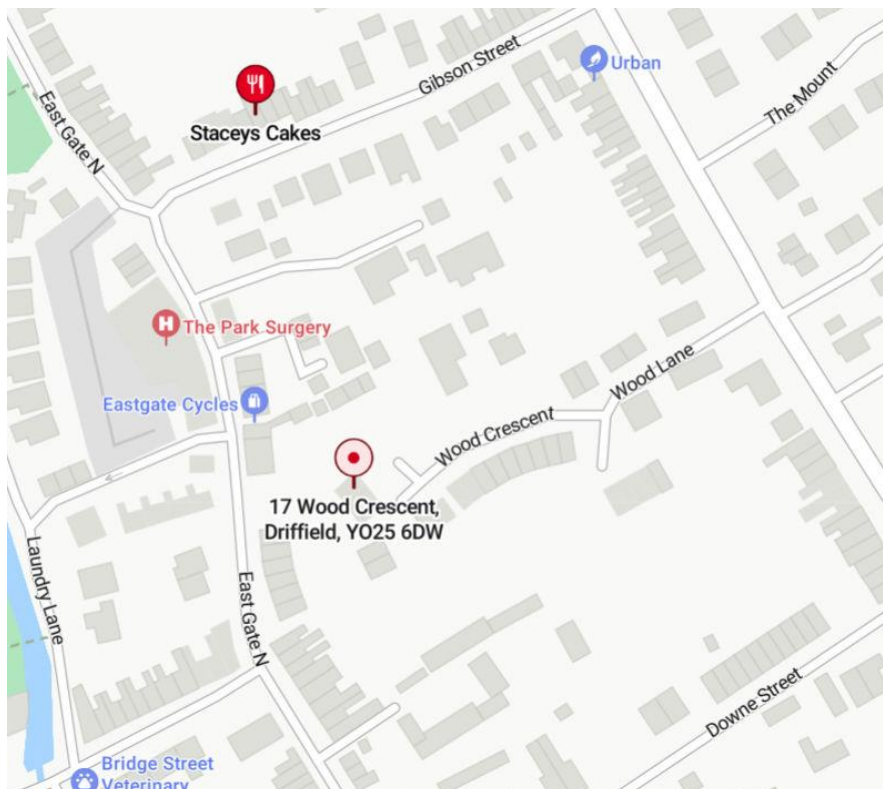
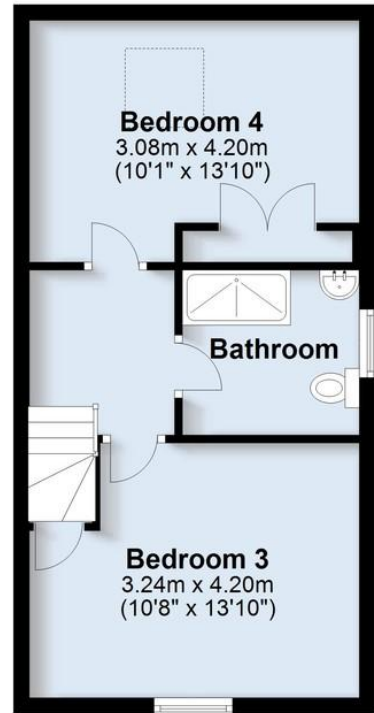
First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)

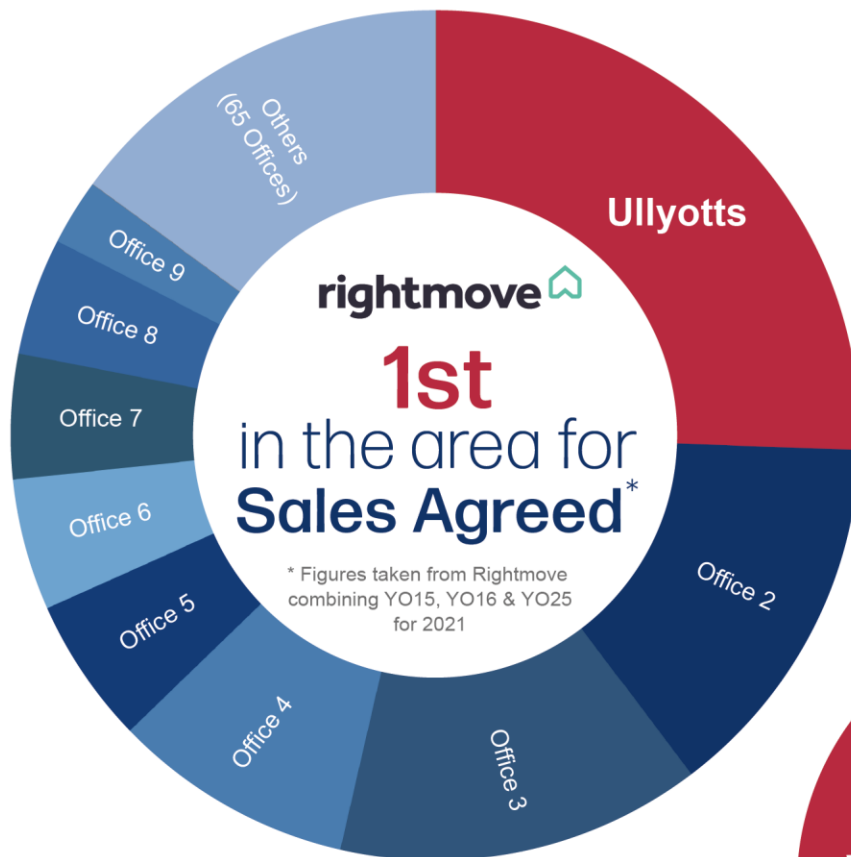


Second Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



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■ Ulllyotts ■

EST 1891



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