



Dray House, 2a North Street  
Drifffield

YO25 6AS

ASKING PRICE OF

**£325,000**

3 Bedroom Semi-detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden including summerhouse



3



3



2



Off Road  
Parking



Gas Central Heating

## Dray House 2a North Street, Driffield, YO25 6AS

A chance to live in a very distinctive property which has been re-developed to form an extensive family orientated home that was previously a prominent Public House. The accommodation on offer is well in excess of 2000 ft<sup>2</sup> quality living space, retaining many original features and enhancements added during re-development. This is a true family home, thoroughly overhauled to include high levels of insulation, making it as efficient to run as possible and also great versatility with three true first floor bedrooms (one en-suite) along with a further ground floor room which could be used as a fourth bedroom, office or workspace.

Upon entering this superb home, you are greeted with a welcoming hall with wood effect flooring and feature oak finished doors leading off to all principal rooms. The main lounge is front facing and well lit by multiple large feature windows. There is an additional second reception room, suitable for a dining room plus extensively fitted kitchen with wealth of integrated appliances. There are two additional WC's on the ground floor plus the aforementioned versatile room at the rear of the property, along with a utility room. The first

floor offers three exceptionally generous double bed rooms, en-suite and house bathroom.

Parking is available to the front whilst, to the rear is an area of predominantly lawned garden which also features a summerhouse. The property is located in a prominent position on North Street and, as such, is convenient for walking access into the town centre as well as road links and the main facilities of Driffield.

### 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.





Entrance Hall



Inner Hallway



Lounge



Dining Room

## Accommodation

### ENTRANCE HALL

A hugely welcoming entrance hall with storage cupboard and wood effect flooring. The hall leads into a very spacious inner hall allowing access into the main lounge area, but is potentially a room in itself. Radiator.

### LOUNGE 22' 6" x 21' 4" (6.88m x 6.51m)

A highly impressive room with multiple windows on the front façade looking out onto North Street. Multiple ceiling mounted spotlights and three radiators. Wood effect flooring.

**GROUND FLOOR CLOAKROOM/WC** With vanity style wash hand basin and further door leading into a separate WC.

### DINING ROOM 15' 7" x 13' 6" (4.77m x 4.14m)

With side window to the exterior and internal windows leading into the inner hall. Wood effect flooring and radiator.

### KITCHEN 12' 1" x 12' 4" (3.7m x 3.77m)

Extensively fitted with a range of modern kitchen units along with worktops including base and wall mounted cupboards and integrated appliances which include double oven plus ceramic electric hob and extractor. Inset sink with single drainer and mixer tap plus base cupboard. Wood effect flooring and ceiling mounted lighting.

### REAR LOBBY

### STORE

**WC** With low-level WC.

### STUDY/BEDROOM 4 12' 2" x 9' 1" (3.73m x 2.79m)

Located at the rear of the property and as such, could be utilised as either a bedroom with nearby WC or even working space with its own separate access. Wood effect flooring. Radiator.

### FIRST FLOOR

### LANDING

### BEDROOM 1 16' 3" x 11' 9" (4.96m x 3.59m)

A spacious double room with front facing window. Radiator.

**EN-SUITE** With suite comprising shower enclosure having a plumbed-in shower, vanity wash basin with worktop and low-level WC.

### BEDROOM 2 15' 1" x 10' 9" (4.61m x 3.3m)

With front facing window. Radiator.

### BEDROOM 3 8' 6" x 12' 5" (2.61m x 3.8m)

With rear facing window. Radiator.



Dining Room



Kitchen



Kitchen



Kitchen

**BATHROOM** With full bathroom suite comprising corner bath having tiled splash back. Quadrant style shower enclosure with plumbed-in shower featuring overhead shower and hose attachment, low-level WC and pedestal wash hand basin. Chrome heated towel radiator.

**OUTSIDE** The property stands back from the road behind a front facing forecourt which provides vehicle parking for multiple vehicles. There is a side path which leads to the rear of the property. The rear garden is slightly elevated and is predominately lawned whilst also including a summerhouse.

**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 (to be confirmed).

**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.

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#### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS





Bedroom 1



Bedroom 1



En-suite



Bedroom 2



Study/Bedroom



Bathroom



Rear Elevation

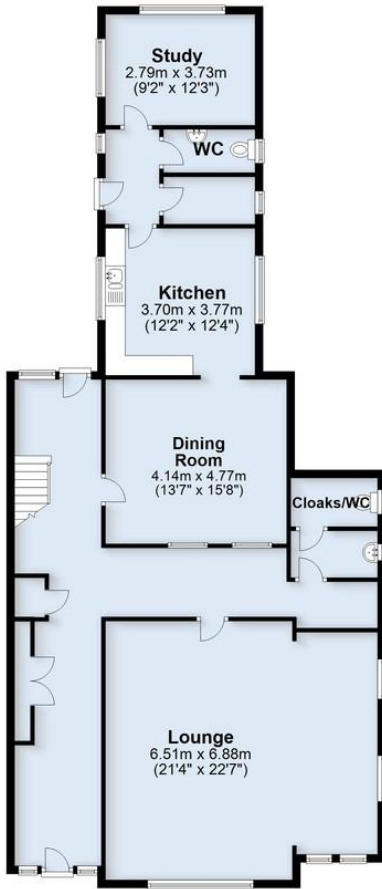


House Sign

The stated EPC floor area, (which may exclude conservatories),  
is approximately 213 sq m

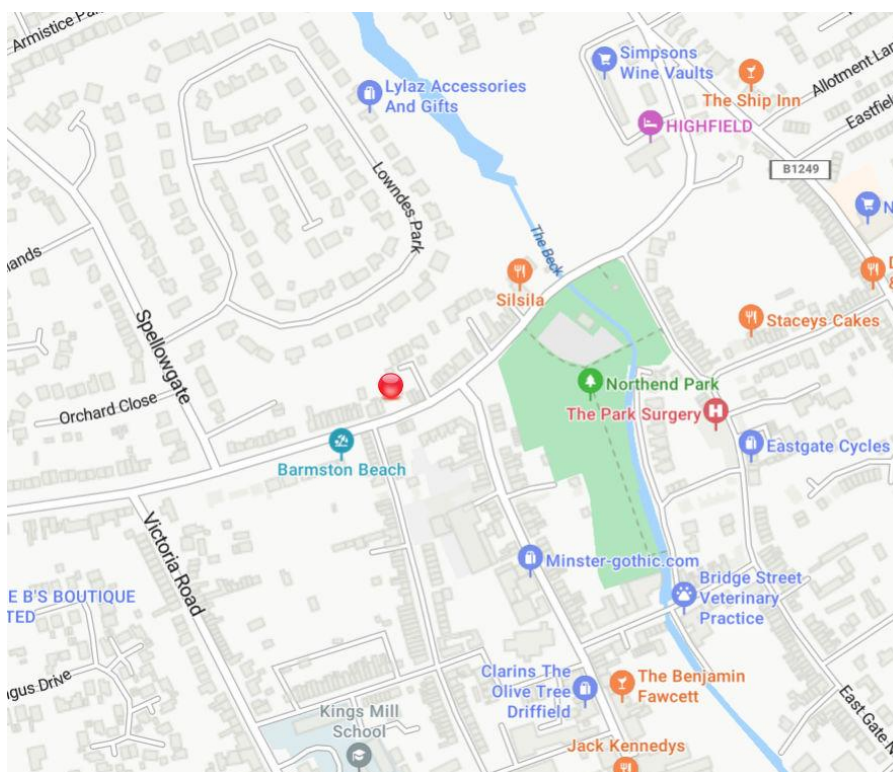
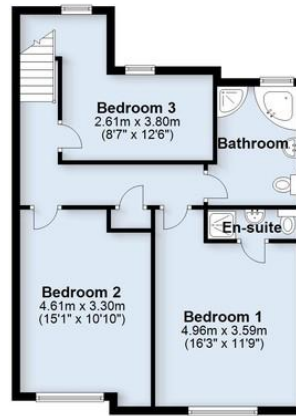
### Ground Floor

Approx. 142.5 sq. metres (1534.1 sq. feet)



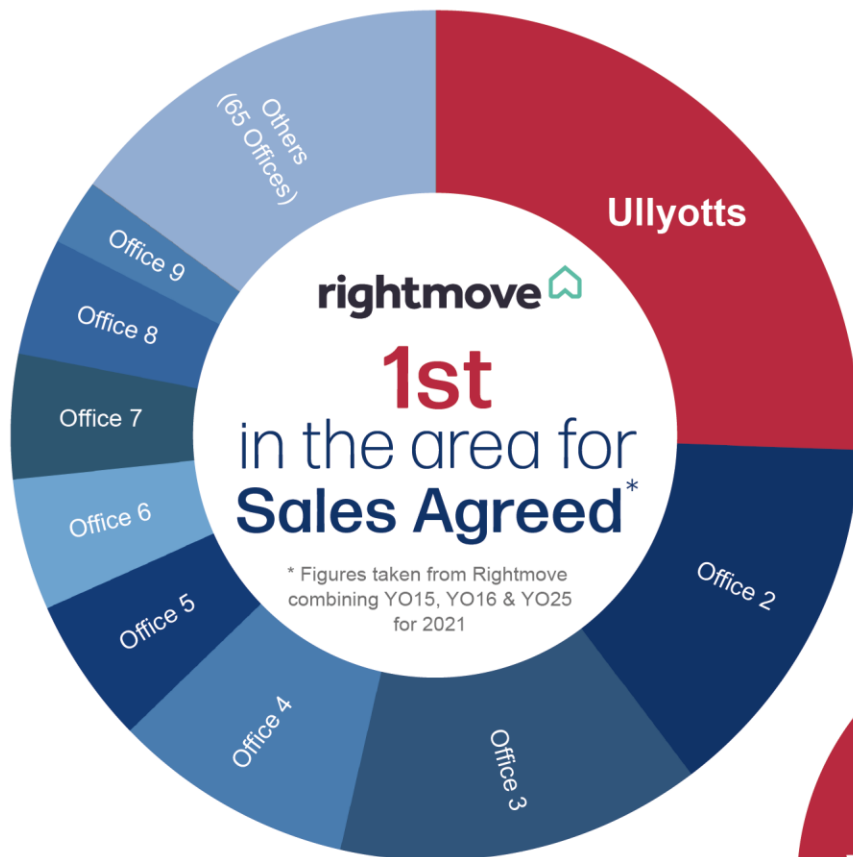
### First Floor

Approx. 59.3 sq. metres (637.8 sq. feet)





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EST 1891



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