



Lyncroft
Wold View Road South
Driffield, YO25 6RR

ASKING PRICE OF

£400,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Reception Hallway



3



2



2



Off-road
parking



Gas Central Heating

Lyncroft, Wold View Road South, Driffield, YO25 6RR

A property which is located within one of Driffield's most sought-after residential locations which is not only prominent, it also benefits from being within convenient access of the town centre which is a short level walking distance away.

The accommodation on offer is exceptionally generously proportioned, featuring a quite stunning, spacious reception hall which greets you into the property. There are two substantial reception rooms plus fitted kitchen and additional utility room. The first floor has a feature landing, again exceptionally spacious plus, three double bedrooms, one of which offers an en-suite along with a house bathroom.

Adjoining the property is a single garage, accessed via a drive. There is also additional space to the side of the property allowing the potential for parking of a caravan, motorhome et cetera or, the creation of a double or additional garage, if required.

To the rear are established gardens which perfectly complement this very distinctive home.

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



French doors opening onto the rear patio



Kitchen

Accommodation

RECEPTION HALL

A truly welcoming entrance and a distinctive feature of the property. Single return staircase leading off and having a spindle bannister. Picture rail and coved ceiling. Built-in storage cupboard. Radiator.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin and half tiling to the walls.

LOUNGE

With attractive front facing bay window, feature fire surround and gas fire, coved ceiling and picture rail. Radiator.

DINING ROOM

14' 11" x 13' 11" (4.56m x 4.25m)

With rear facing aspect having French doors with side windows opening out onto the rear patio. Solid fuel stove with tiled surround. Picture rail and radiator.

Opening into:

KITCHEN

12' 1" x 11' 6" (3.69m x 3.51m)

Extensively fitted with a range of base and wall mounted cupboards finished with Shaker style doors plus central island

with breakfast bar. Inset sink with single drainer. Space for a slot in cooker with extractor fan over. Built-in under stairs storage cupboard and access into:

UTILITY ROOM

8' 10" x 5' 5" (2.71m x 1.67m)

With one and a half bowl stainless steel sink and cupboard beneath. Space and plumbing for automatic washing machine and wall hung cupboards.

Wall mounted gas fired boiler and access into the garage.

FIRST FLOOR

FEATURE LANDING

With spindled bannister and coved ceiling. A truly distinctive feature of the home!

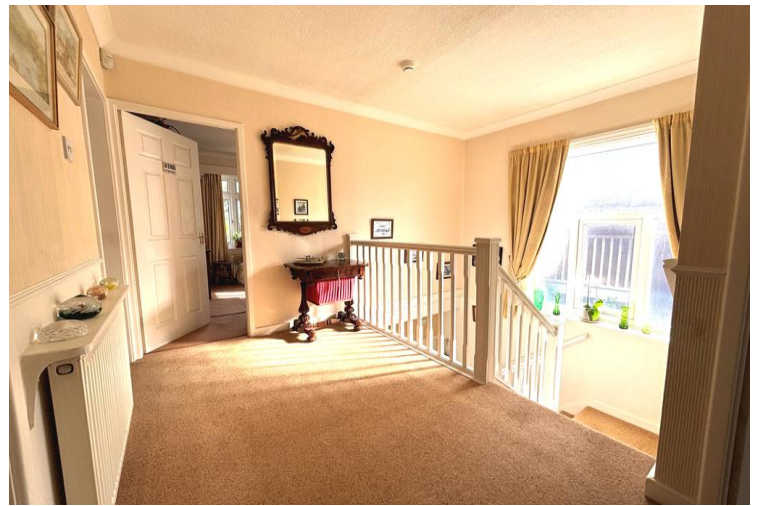
BEDROOM 1

13' 11" x 12' 11" (4.25m x 3.94m)

With front facing bay window and additional side window, coved ceiling, built-in bedroom furniture including wardrobes and dressing area. Radiator.



Bathroom



Landing



Bedroom 1



Bedroom 2

BEDROOM 2

13' 11" x 12' 10" (4.25m x 3.92m)

With rear facing window and coved ceiling. Vanity wash hand basin. Radiator.

EN-SUITE

With shower enclosure and low level WC.

BEDROOM 3

12' 1" x 9' 5" (3.69m x 2.89m)

With front facing window. Radiator.

BATHROOM

With suite comprising panelled bath having a shower over, pedestal wash hand basin and low-level WC. Fully tiled walls and built-in cupboard.

OUTSIDE

The property is located in a prominent, sought after residential area of Driffield, set back behind a very attractive front forecourt with wall boundary. There is a side drive which leads to a single garage (5.11m x 3.33m) whilst the rear is an established area of garden including patio.

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

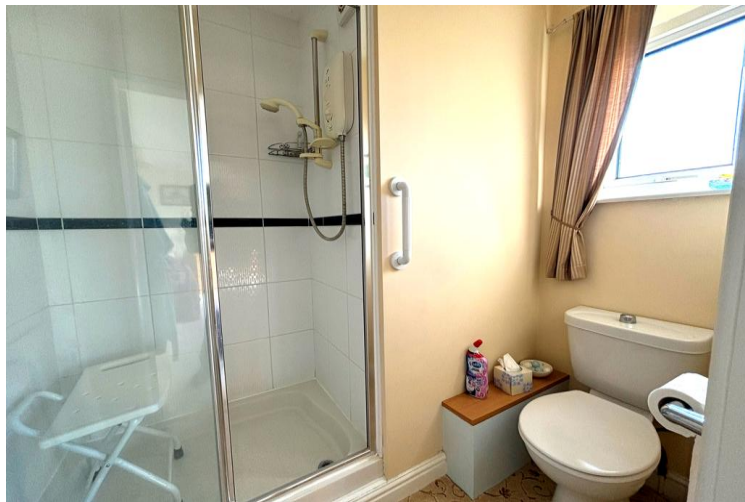
All mains services are available at the property.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating C.



En-Suite



Garden



Patio Area



Rear Elevation

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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

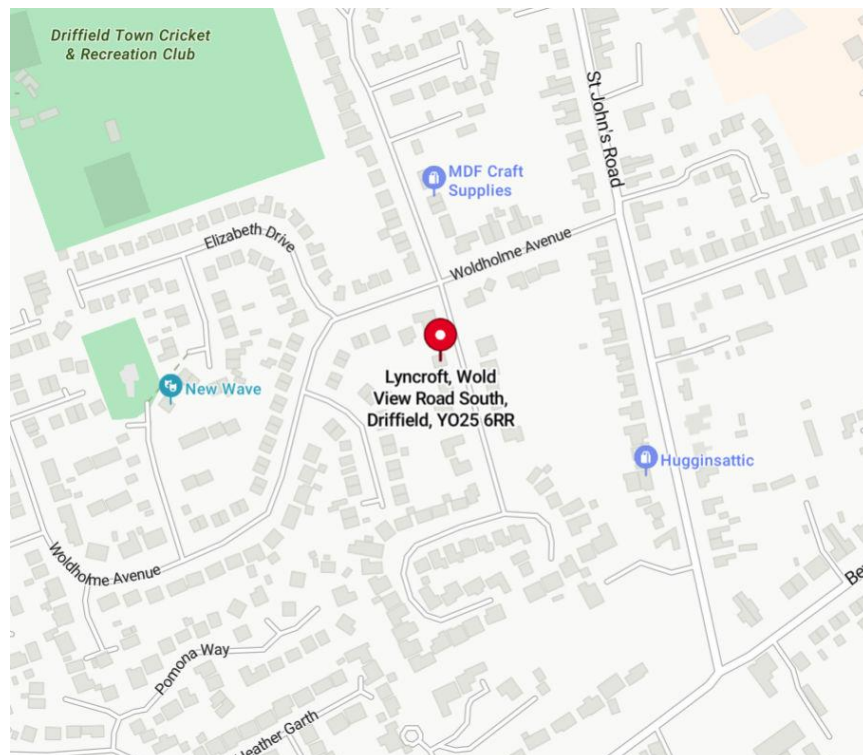
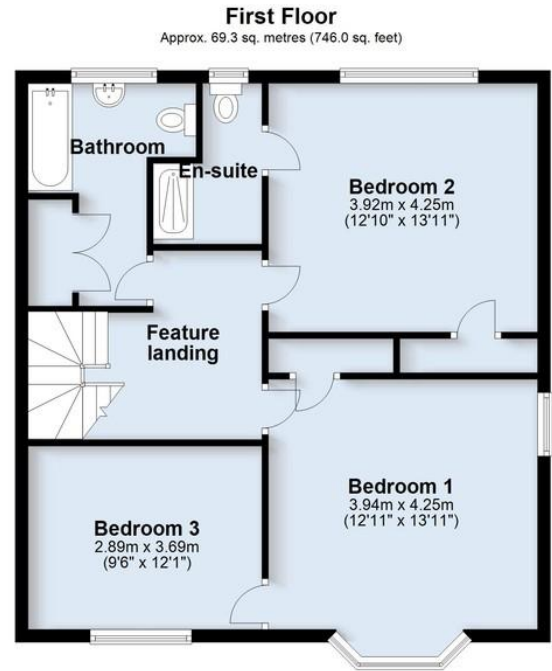
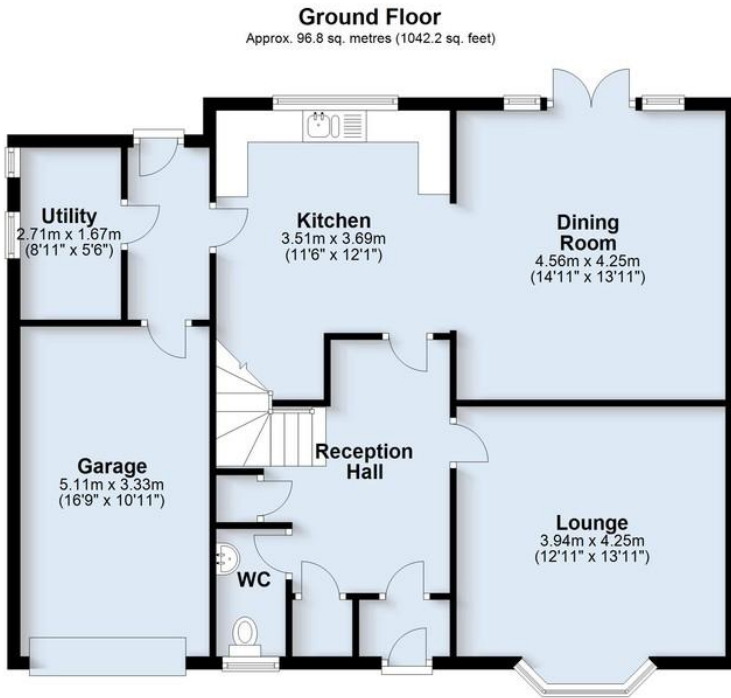
*by any local agent offering the same level of service.

VIEWING

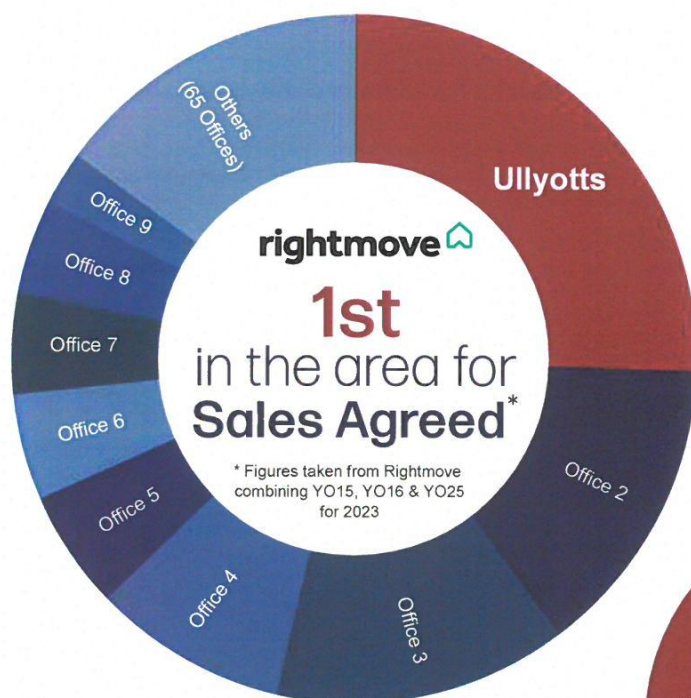
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, 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



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations