



2 Easingwood Way  
Driffield

YO25 5PJ

ASKING PRICE OF

**£210,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



3



1



2



Garage



Gas Central Heating

## 2 Easingwood Way, Driffield, YO25 5PJ

**A larger than normal semi-detached house offering a good range of accommodation which includes three good sized bedrooms and as such is potentially suitable for family living.**

This property boasts a very contemporary interior with refurbished kitchen, bath room and en-suite and has a low maintenance enclosed garden to the rear featuring artificial lawn plus Indian stone patio. Furthermore, the rear also offers a very useful open canopy attached to the house which allows the occupant to enjoy the outside longer into the seasons.

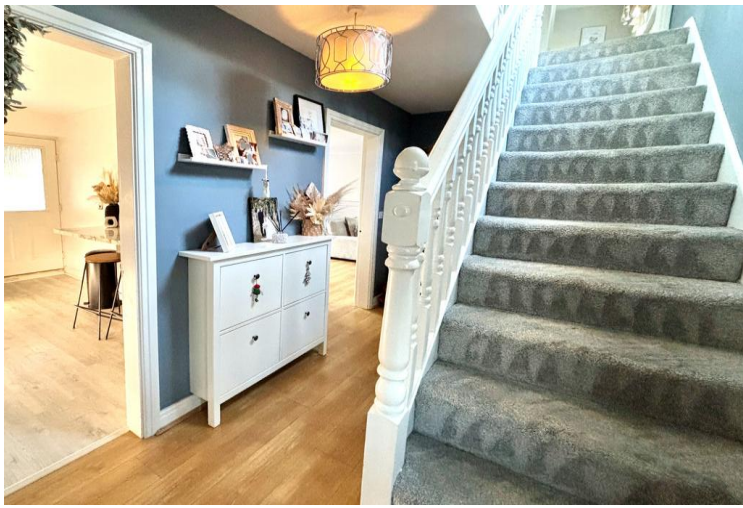
The property forms part of an established residential development on the outskirts of Driffield yet is within reasonable walking distance of the town centre.

**There is off-street parking to the side along with attached single garage.**

### 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



Kitchen



Lounge



Dining Room

## Accommodation

### ENTRANCE HALL

With staircase leading up to the first floor having an attractive spindled bannister, fitted laminate flooring and radiator.

### CLOAKROOM WC

With low level WC and wash hand basin. Radiator.

### KITCHEN

11' 3" x 8' 9" (3.44m x 2.67m)

Fitted with a contemporary range of kitchen units finished with Shaker style doors in contemporary grey with a marble effect worktop over. Integrated electric oven and four ring gas hob with extractor over, integrated dishwasher and washing machine plus fridge freezer.

Fitted laminate flooring, breakfast bar and radiator. Feature counter lighting and floor level lighting. External door leading to the covered canopy.

### LOUNGE/ DINING ROOM

18' 1" x 12' 6" (5.52m x 3.82m)

An irregular shaped room adding huge interest to this well lit living space. Partially mock panelled walls, laminate floor, radiator and to front facing windows plus rear facing French doors from what is a dedicated dining area.

### LANDING

With feature arched window to the front, bannister with spindles. Radiator.

### BEDROOM 1

10' 9" x 9' 6" (3.28m x 2.92m)

With front facing window and radiator.

### EN-SUITE

With shower enclosure, low-level WC and vanity wash hand basin. Partly half tiled wall with full tiling around the shower area. Chrome heated towel radiator.

### BEDROOM 2

9' 4" x 7' 6" (2.87m x 2.29m)

Rear facing window and radiator. Bank of wardrobes on one wall.

### BEDROOM 3

9' 6" x 8' 2" (2.91m x 2.5m)

Two front facing windows and radiator.

### BATHROOM

With contemporary panelled bath having a shower over with glass side screen and mixer shower plumbed in. Vanity wash hand basin and low-level WC. Radiator.



Lounge/Dining Room



Landing



Bedroom



En-Suite

## OUTSIDE

The property stands back from the road behind a shallow gravel forecourt. There is a side drive which leads to a single attached garage.

To the rear of the property is an enclosed area of garden enclosed by a timber fence featuring artificial lawn plus extensive area of York stone paving which is partly covered by a useful canopy allowing the occupants to enjoy the outside space in a multitude of weathers.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 84 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



Bedroom



Bathroom



Garden

## VIEWING

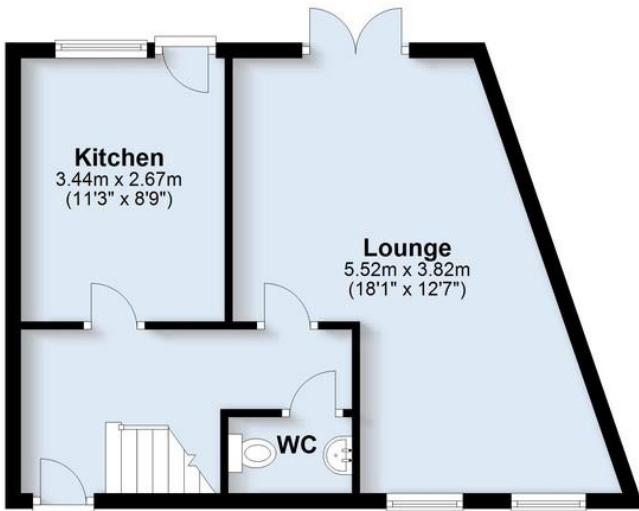
Strictly by appointment with Ulyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 57 sq m

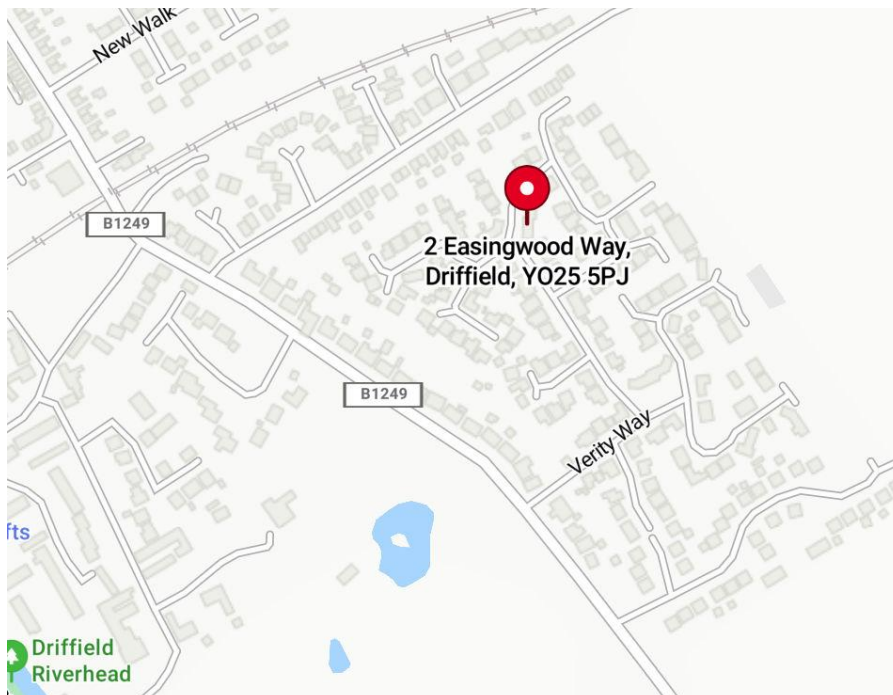
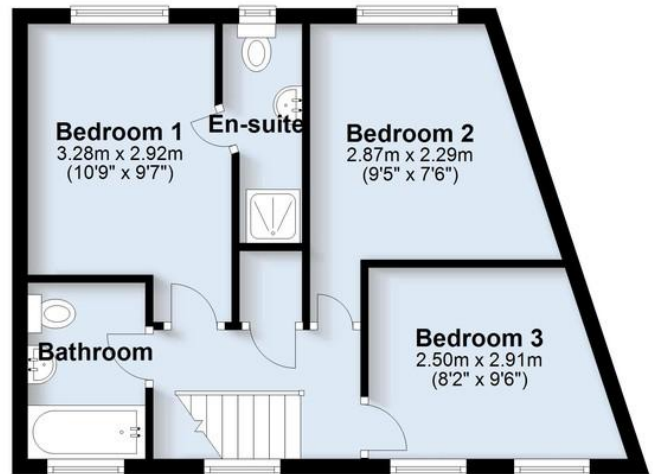
### Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



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# Ulllyotts

EST 1891



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