



1 Welbourn Gardens
Drifffield
YO25 5EE

OFFERS OVER

£265,000

4 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01377 253456



Garden

 4
  1
  2
  Garage
  Gas Central Heating

1 Welbourn Gardens, Driffield, YO25 5EE

Having the benefit of a delightful open aspect to the front, combined with an upgraded interior plus hard landscaped garden, this is certainly no run-of-the-mill modern home! Having been lovingly upgraded by the seller from the original builders specification this property really does pack a punch over its counterparts. It is quite simply beautifully presented throughout and ready for immediate occupancy with upgraded flooring in the lounge and kitchen, sumptuous decoration and a hard landscaped garden with feature porcelain patio to the rear.

The property forms part of a popular residential development on the outskirts of Driffield yet within walking distance of the town centre and also Bridlington Road which benefits from a very regular bus service.

The accommodation itself features a front facing lounge, beautifully fitted kitchen with dedicated breakfasting area and French doors leading out onto the rear garden/patio. There is

also a dedicated utility room plus ground floor cloakroom with WC. The first floor boasts a master bedroom which includes an ensuite shower room plus three further bedrooms

Parking is also available and includes two spaces to the front of the property and also a 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.



Lounge



Lounge



Breakfast Area



Kitchen

Accommodation

ENTRANCE HALL

With straight flight staircase leading off to the first floor.

LOUNGE

15' 8" x 10' 6" (4.8m x 3.22m)

With quality flooring and front facing window, radiator and under stairs storage cupboard.

BREAKFAST KITCHEN

17' 5" x 9' 6" (5.31m x 2.92m)

A superb open plan room, the breakfast area benefiting from French doors leading out onto the rear garden, the kitchen area being extensively fitted with a wealth of modern kitchen units including base and wall mounted cupboards along with worktops. Integrated appliances include electric oven and gas hob with extractor over, integrated dishwasher, fridge and freezer. Quality tiled floor and inset ceiling lighting. Radiator.

UTILITY ROOM

6' 0" x 5' 1" (1.84m x 1.56m)

With base and wall mounted cupboards. Space and provision for a dryer, door to exterior.

CLOAKROOM WC

With low-level WC and concealed cistern, pedestal wash basin and radiator. Half tiled walls.

LANDING

With built-in cupboard housing hot water cylinder.

MASTER BEDROOM

13' 2" x 10' 6" (4.03m x 3.22m)

With front facing window and radiator.

EN SUITE

With shower enclosure, low-level WC and wash basin. fully tiled to the shower area and half tile detailing on one of the walls. Radiator

BEDROOM 2

13' 11" x 8' 9" (4.26m x 2.69m)

With front facing window and radiator.

BEDROOM 3

12' 1" x 8' 0" (3.69m x 2.44m)

With rear facing window and radiator.



Utility



En Suite

BEDROOM 4

11' 4" x 7' 8" (3.46m x 2.36m)

With rear facing window and radiator.

BATHROOM

With suite comprising panelled bath having a shower over with side glass screen, half pedestal wash basin and WC with concealed cistern. Radiator.

OUTSIDE

The property stands back from the road behind a front facing garden which is predominantly lawned. There is an extensive red block paved parking bay to the front suitable for multiple vehicles. This also leads to a single integrated garage.

To the rear of the property is an enclosed area of garden featuring porcelain patio immediately to the rear of the house. There is a central path with lawn either side the path leading to a further porcelain sun terrace. The garden is enclosed by a timber fence.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom



Bedroom

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

COUNCIL TAX BAND

Band D

SERVICES

All mains services are available at the property.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

WHAT'S YOURS WORTH?

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



Bedroom (used as dressing room)



Bathroom



Garden



Rear

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.

VIEWING

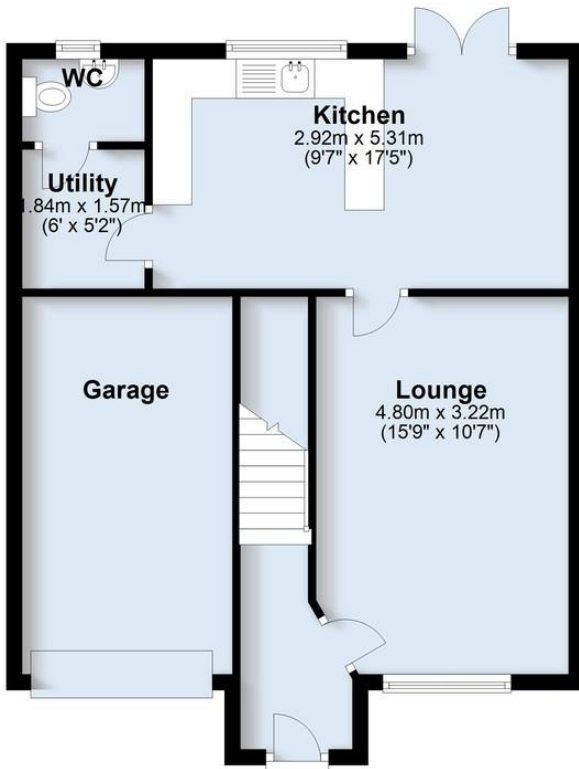
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 100 square metres

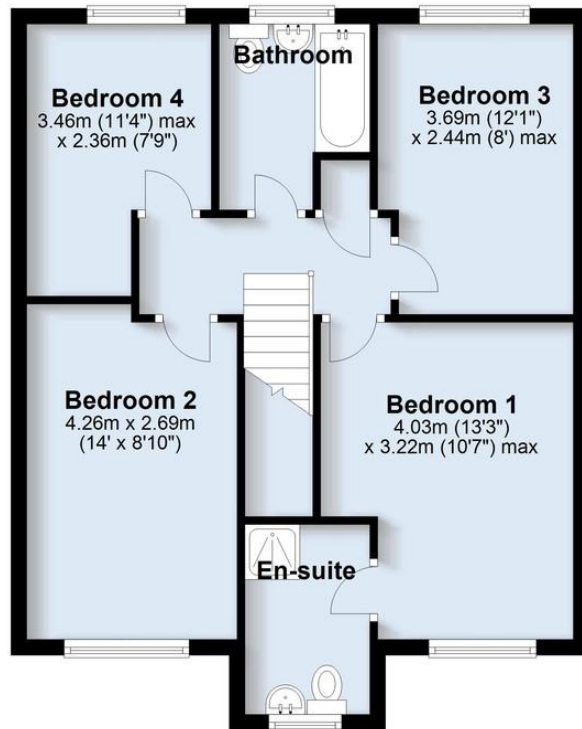
Ground Floor

Approx. 56.0 sq. metres (603.0 sq. feet)

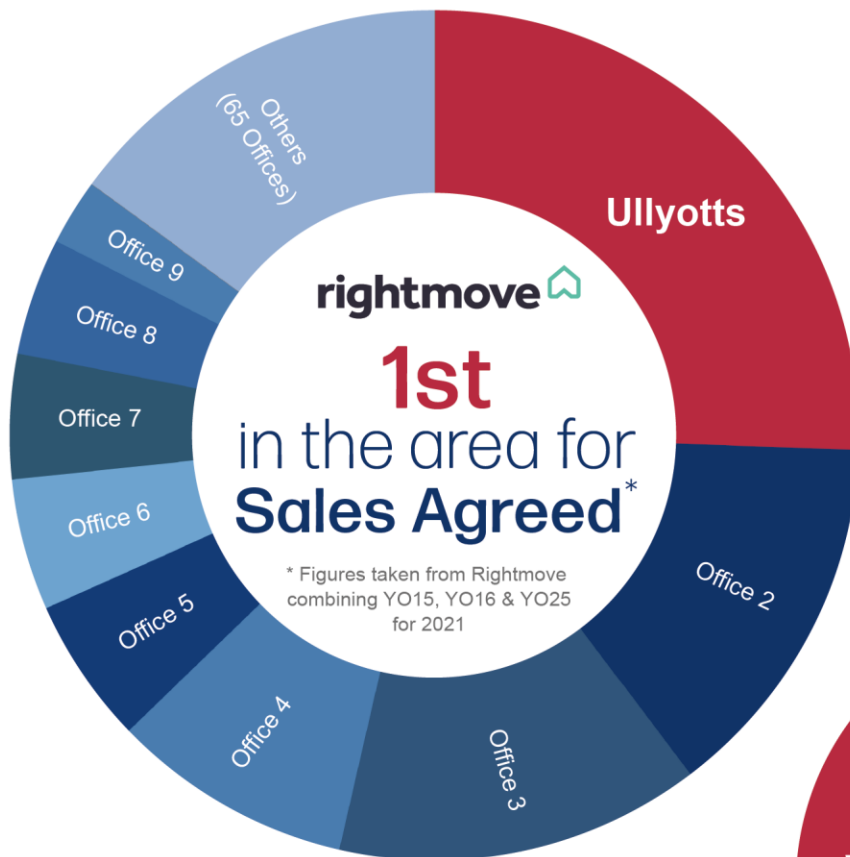


First Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



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