



11 Yorklands
Driffield
YO25 5YT

ASKING PRICE OF

£320,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge

 4
  2
  2
  Off Road Parking
  Gas Central Heating

11 Yorklands, Driffield, YO25 5YT

If location is a prime factor when looking for a new home, perhaps Yorklands could be a consideration. With its established feel and range of properties of varying styles set within a 'leafy' development, this may be of appeal to the discerning buyer looking for a detached home, perhaps offering more than its contemporaries.

The house itself provides family orientated accommodation, however, could easily appeal to a range of different types of buyers with accommodation that includes three reception rooms as well as fitted kitchen plus separate utility room. There are four bed rooms on the first floor with the master bedroom having an en-suite plus house bathroom.

A particular feature of the house is the off-street parking which is not only limited to the drive and garage, there is an additional space to the side which could be suitable for caravans/motorhomes et cetera. The rear garden is enclosed and has a sunny aspect.

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



Breakfast Kitchen



Day Room

Accommodation

ENTRANCE HALL

Accessed via a small entrance porch which leads into the main entrance hall. Staircase leading up to the first floor.

LOUNGE

21' 5" x 10' 7" (6.55m x 3.24m)

With front facing window and rear facing French doors onto the garden. Traditional fire surround housing a gas living flame fire. Radiator.

DINING ROOM

12' 4" x 9' 10" (3.78m x 3m)

With front facing window. Radiator.

KITCHEN

12' 7" x 9' 8" (3.85m x 2.97m)

Extensively fitted with a Range and contemporary kitchen units finished with Shaker style doors in cream including base and wall mounted cupboards along with worktops. Inset ceramic sink single drainer. Integrated oven and grill plus electric hob with extractor over and space for refrigerator. Rear facing window plus opening into:

BREAKFAST ROOM

8' 6" x 7' 11" (2.61m x 2.42m)

With French doors leading out onto the rear garden. Radiator.

UTILITY

8' 0" x 6' 1" (2.45m x 1.87m)

With direct access from the kitchen. Fitted with a similar range of kitchen units and stainless steel sink with base cupboards beneath and plumbing for automatic washing machine.

LANDING

BEDROOM 1

12' 6" x 10' 10" (3.83m x 3.31m)

With front facing window. Radiator.

EN-SUITE

With Quadrant shower enclosure and plumbed in mains shower, vanity wash hand basin and low-level WC. Radiator.

BEDROOM 2

12' 6" x 9' 10" (3.82m x 3m)

With front facing window. Radiator.



Bedroom



En-suite



Bedroom



Bedroom

BEDROOM 3

10' 7" x 9' 3" (3.24m x 2.82m)
With rear facing window. Radiator.

BEDROOM 4

9' 11" x 8' 8" (3.04m x 2.65m)
With rear facing window. Radiator.

BATHROOM

With panelled bath having a curved edge and glass side screen and shower over. Low-level WC and wash hand basin. Heated towel radiator and fully tiled walls.

OUTSIDE

As with all the properties in the vicinity, the house is well set back from the road behind its own front garden. There is a tarmac drive which leads to an attached single garage. Adjacent to the house is an additional car parking space suitable for caravan/motorhome et cetera.

To the rear of the property is an enclosed area of garden with sunny aspect. This is predominantly laid to lawn whilst having a paved patio immediately to the rear of the house.

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 E.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Bedroom



Bathroom



Garden



Rear Elevation

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.

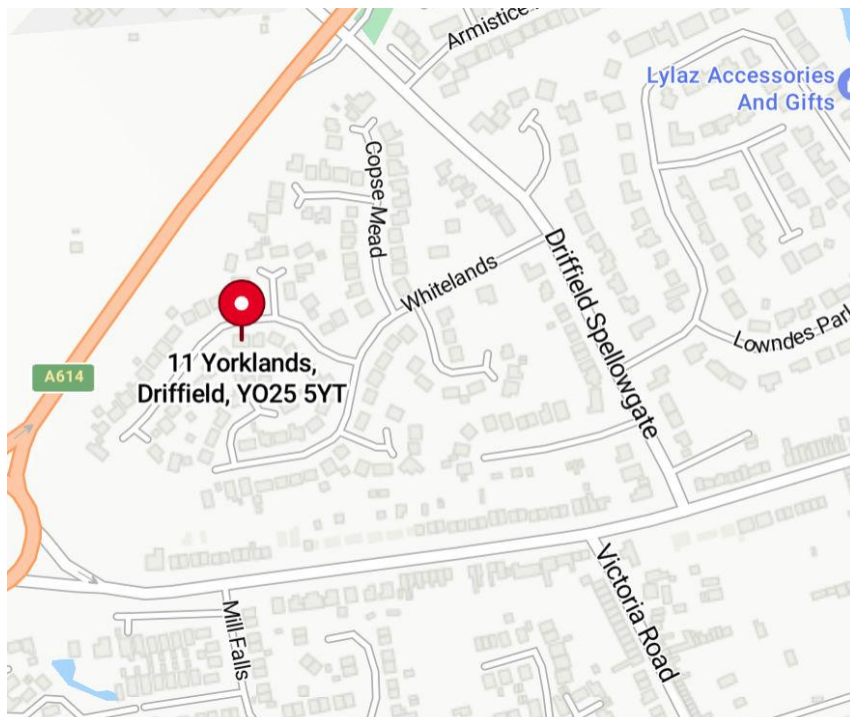
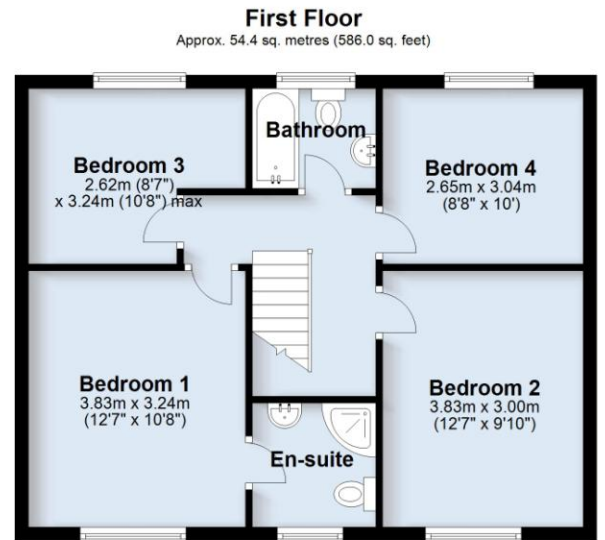
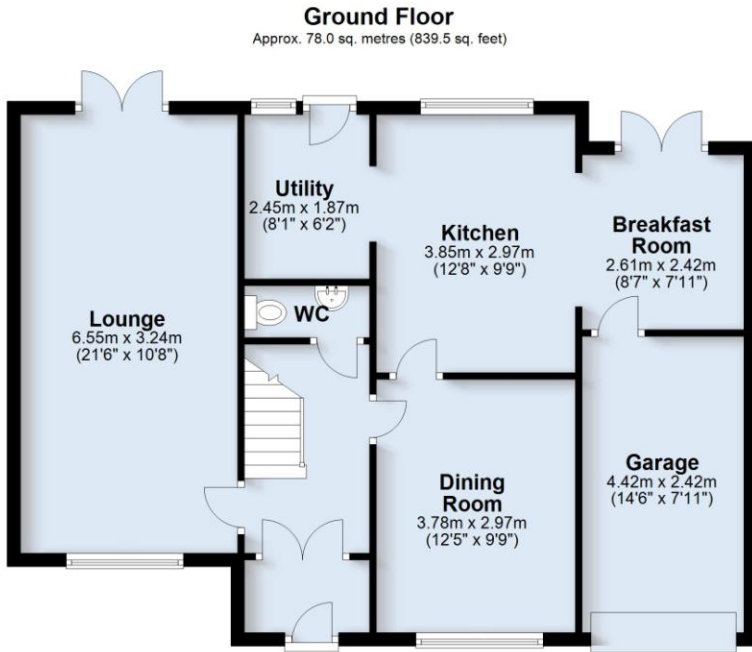
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

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



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