



25 Spellowgate
Drifffield
YO25 5BB

£450,000

4 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01377 253456



Sitting Room/Dining Room

 4
  3
  1
  Off Road Parking
  Gas Central Heating

25 Spellowgate, Drifffield, YO25 5BB

A truly distinctive detached house located in a prime area of Drifffield within easy access of the town itself as well as open countryside!

Having been extended to the rear, the accommodation on offer is truly exceptional and is ideal for the growing family, in particular with the selection of rooms including three main living rooms on the ground floor, the rear part of the house having an attractive, 'open plan' feel in line with many of its modern counterparts. The first floor includes four good sized bedrooms along with house bathroom.

There is ample off-street parking via Spellowgate with an integrated single garage, with potential to create more, if required.

The gardens are also extensive and truly offer exceptional scope.

DRIFFFIELD

Drifffield 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.



Dining Room



Dining Room



Lounge



Kitchen

Accommodation

ENTRANCE HALL

Accessed via an open porch featuring wooden flooring, staircase leading up to the first floor and traditional style radiator.

LOUNGE

14' 0" x 11' 11" (4.28m x 3.64m)

With front facing bay window and feature fireplace housing a solid fuel stove, fitted laminate flooring and vertical style radiator.

SITTING ROOM/DINING ROOM

25' 11" x 13' 9" (7.9m x 4.21m)

A room comprising part-original house with an extension to the rear, formed to provide an open plan feel and featuring a solid fuel stove, radiators and French doors leading out onto the rear garden. Velux style rooflights, and partially featuring exposed wooden flooring.

BREAKFAST KITCHEN

24' 11" x 19' 10" (7.61m x 6.06m)

A generously proportioned room with open plan feel, part of the room being fitted with a wealth of modern kitchen units including base cupboards with granite worktops over. Range cooker in situ with extractor canopy over, Belfast sink with swan neck mixer tap and exposed wooden flooring. Island with

cupboards and worktop. A fabulous room which extends into a useful breakfast area with Velux windows, rooflights and French doors leading out onto the garden. Supplementary electric underfloor heating.

UTILITY ROOM

10' 11" x 6' 1" (3.35m x 1.86m)

Fitted with a similar range of kitchen units and incorporating a worktop with inset ceramic sink and single drainer. Space and plumbing for automatic washing machine, exposed timber flooring, radiator and door to the exterior.

CLOAKROOM/WC

With contemporary suite comprising low-level WC and vanity wash hand basin. Chrome heated towel rail and attractive tiling to half height. Ceramic tiled floor.

LANDING

BEDROOM 1

12' 8" x 11' 11" (3.88m x 3.65m)

With large bay window and two built-in cupboards. Radiator.



Kitchen



Kitchen



Utility Room



Bedroom

BEDROOM 2

12' 9" x 11' 0" (3.91m x 3.37m)

With rear facing window. Radiator.

BEDROOM 3

12' 3" x 8' 10" (3.75m x 2.7m)

With front facing window. Radiator.

BEDROOM 4

8' 11" x 7' 9" (2.73m x 2.38m)

With rear facing window. Radiator.

BATHROOM

Well fitted and featuring a contemporary suite incorporating vanity wash hand basin with 'marble' top, low level WC and panelled bath with shower over with glass side screen. Traditional style radiator and integrated towel rail. Wall hung mirror with electric lighting surround.

OUTSIDE

The gardens are extensive, extending from the front down the side and to the rear of the property.

There is vehicle access off Spellowgate and this leads to an integrated single garage.

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.



Bedroom



Bedroom



Bathroom



Bathroom

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



Garden

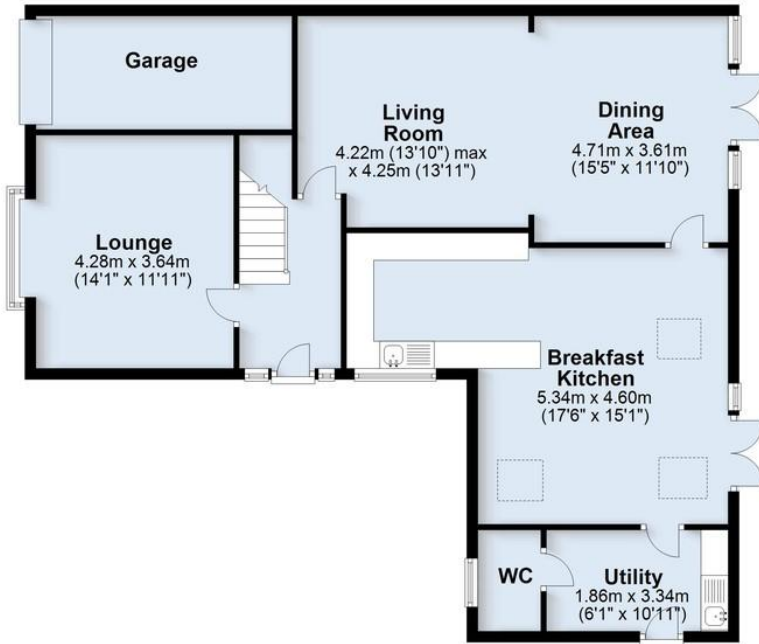


Rear Elevation

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

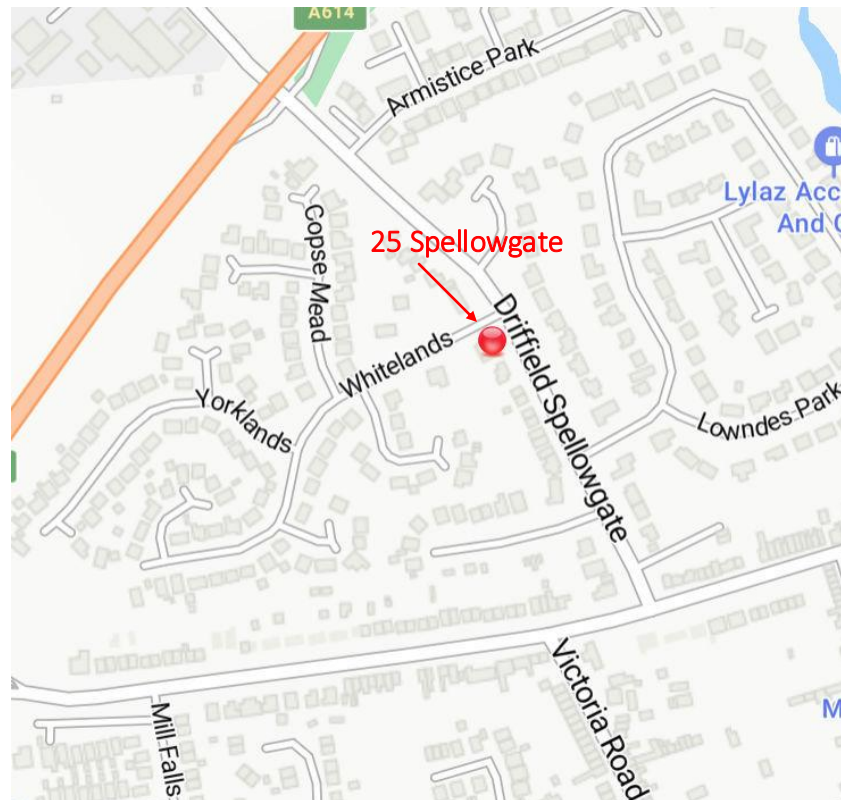
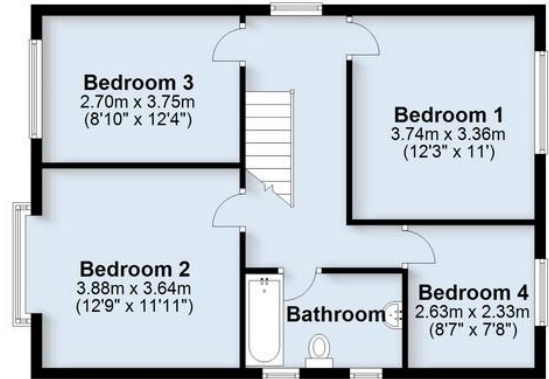
Ground Floor

Approx. 108.0 sq. metres (1162.8 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.6 sq. feet)



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