



17 Greenways  
Driffield  
YO25 5HU  
ASKING PRICE OF  
**£399,950**

4 Bedroom Detached House

▪ **Ullyotts** ▪

EST 1891

01377 253456



Established garden



Garage & Off  
Road Parking



Gas Central Heating

## 17 Greenways, Driffield, YO25 5HU

An established detached property which offers much more than it would first appear. With a versatile range of accommodation that will no doubt appeal to a variety of buyers simply looking for a substantial home in an established relaxed setting and having the benefit of an enclosed area of garden to the rear which, is a real credit to the vendors!

The interior accommodation is generously proportioned and versatile. The main living room is a front facing lounge and this gives way to a dedicated dining room which is open plan to both an Orangery as well as a kitchen. The Orangery, in particular, enjoys fabulous views across the garden. The property has been further enhanced to the side and now includes a dedicated utility area and access to the remaining part of a small garage.

There are four bedrooms on the first floor, most with some form of fitted furniture plus house bathroom.

Though the house is exceptional, it is perhaps the exterior which sets it apart from its contemporaries with a stunning

enclosed area of established garden to the rear featuring patio, lawn and attractively planted beds.

The outside space also includes a purpose-built summerhouse which could be used as a home bar/office or simply relaxation area.

### 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



Lounge



Lounge



Dining Room

## Accommodation

### ENTRANCE HALL

With coved ceiling and staircase leading up to the first floor having a built-in under stairs storage cupboard.

### LOUNGE

15' 1" x 15' 8" (4.62m x 4.8m)

With pine fireplace, coved ceiling, double panelled radiator and front facing window. Double doors leading into:

### DINING ROOM

11' 5" x 10' 3" (3.49m x 3.13m)

With coved ceiling. Radiators. Open plan into:

### ORANGERY

16' 6" x 10' 10" (5.03m x 3.31m)

With mock stove effect fire, and French doors leading out onto the garden. Radiator.

### KITCHEN

19' 5" x 10' 0" (5.92m x 3.07m)

Fitted with an extensive range of kitchen units including base, drawer and wall cupboards along with worktops and one and a half bowl sink with cupboards beneath. Range style cooker with extractor over. Laminate flooring.

### WC

With low level WC and bracket wash hand basin. Laminate flooring.

### REAR LOBBY

Leading to:

### UTILITY AREA

10' 9" x 7' 2" (3.28m x 2.2m)

With one half bowl stainless steel sink with cupboard beneath. Worktop and radiator. Personal door into the remaining part of the garage.

### LANDING

### BEDROOM 1

10' 9" x 11' 5" (3.3m x 3.49m)

With front facing window and built-in range of wardrobes plus dresser area.

### BEDROOM 2

10' 5" x 11' 5" (3.19m x 3.49m)

With rear facing window and built-in range of wardrobes. Radiator.



Orangery



Kitchen



Kitchen



Utility Area

### BEDROOM 3

17' 9" x 7' 8" (5.42m x 2.35m)

With dual front facing windows, built-in wardrobes. Radiator.

### BEDROOM 4

8' 9" x 7' 4" (2.69m x 2.26m)

With rear facing window and built-in range of wardrobes and desk. Radiator.

### BATHROOM

With panelled bath, low level WC and Quadrant style shower enclosure. Pedestal wash hand basin and built-in storage cupboard.

### OUTSIDE

There is an attractive and good-sized front facing forecourt which provides vehicle parking. There is an attached garage, though part of this has been converted to provide a utility space within the house.

To the rear of the property is an enclosed area of garden which features paved patio. This gives way to an established area of garden featuring extensive lawn, side planted borders and, purpose-built, spacious summerhouse.

### 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 C.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.



Bedroom



Bedroom



Bedroom



Bedroom

#### 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 Ullyotts.

Regulated by RICS



Bedroom



Bathroom



Garden



Rear Elevation



Garden



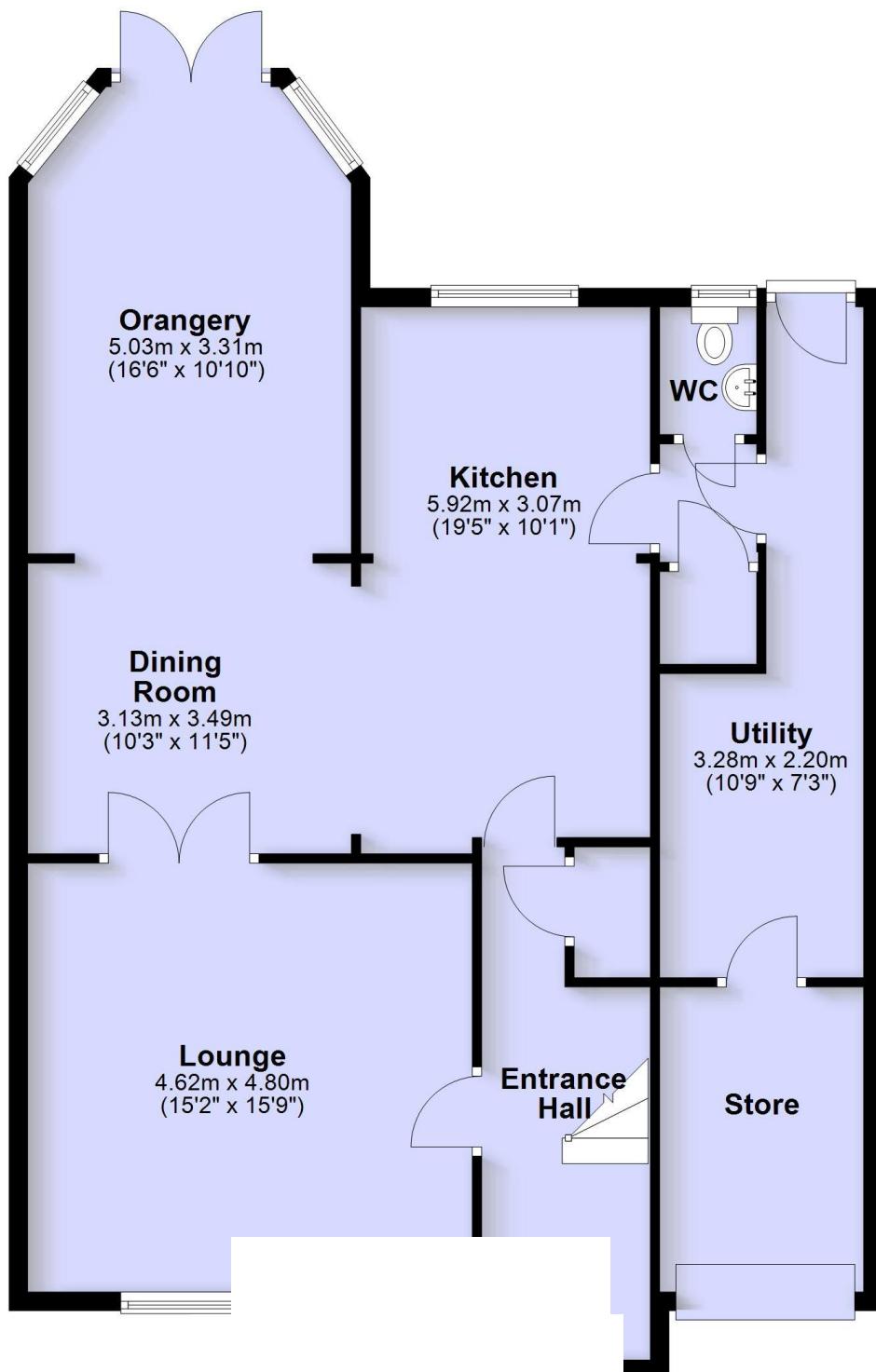
Rear Elevation



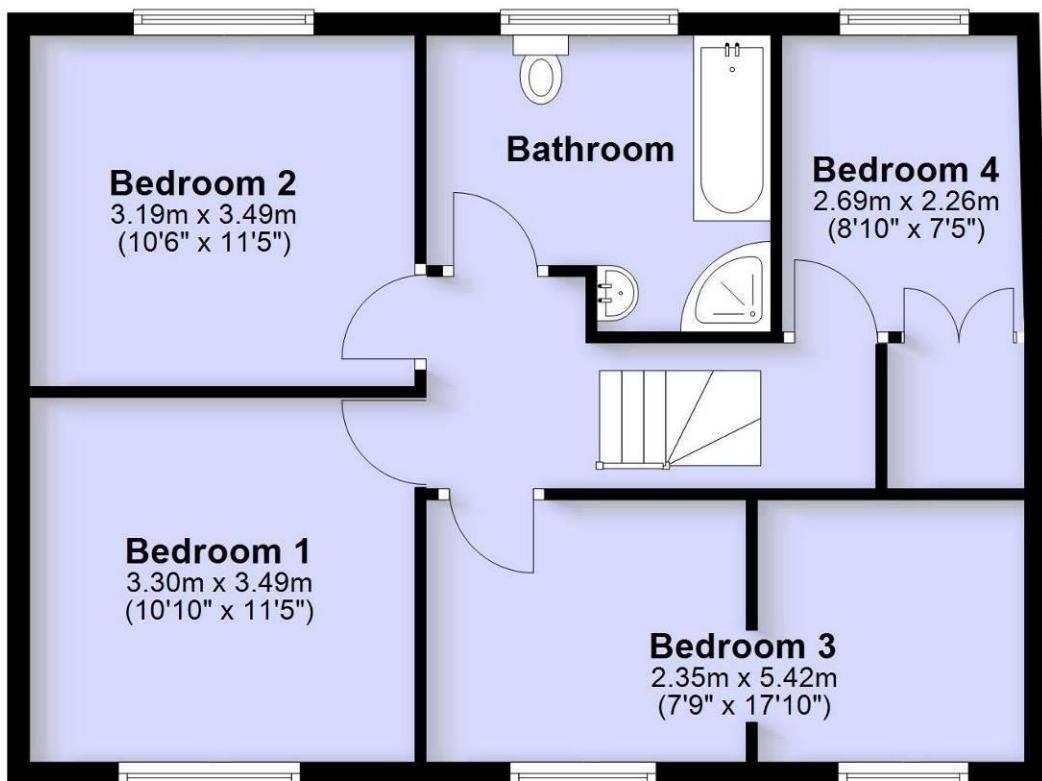
Summerhouse

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

### Ground Floor



## First Floor



# Why Choose Ullyotts?



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

## Knowledge & Experience

Established in 1891, Ullyotts know the local market.

## Dedicated Teams

Experienced sales teams who live locally and know the area.

## Competitive Fees

Ullyotts 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.

# Testimonials

“ Ullyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ullyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

“ The team at Ullyotts were great to deal with during our recent house purchase. A very professional team.

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ullyotts. Great Job!

# ■ Ullyotts ■

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