



93 Wansford Road
Driffield
YO25 5NG

ASKING PRICE OF

£195,000

3 Bedroom Mid Terrace House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



3



2



2



Off Road
Parking



Gas Central Heating

93 Wansford Road, Driffield, YO25 5NG

Conveniently situated for access into the town centre, this is a modern home benefiting from off street parking as well as enclosed garden to the rear with sunny aspect. The accommodation includes front facing lounge plus additional, sperate dining room and fully fitted modern kitchen along with ground floor cloakroom and WC.

The first floor features a master bedroom with en-suite, two further bedrooms and house bathroom. The garden also features a very useful summerhouse providing additional outside accommodation and potential usage for hobbies, office or even bar.

In summary, this property more accommodation than is generally found within a modern home of this style and viewing is thoroughly recommended.

DIRECTIONS

From Driffield market place head east along Exchange Street and on to New Road. At the traffic lights turn right on to Wansford Road and continue along Wansford Road towards the level crossing. The property is on the right-hand side of the road before reaching the level crossing.

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, Wilko, 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



Kitchen



Dining Room



Dining Room

Accommodation

ENTRANCE HALL

With staircase leading off.

LOUNGE

12' 11" x 10' 5" (3.94m x 3.20m)

With front facing window, feature fireplace including gas fire and laminate flooring. Radiator.

KITCHEN

8' 0" x 13' 8" (2.46m x 4.17m)

Comprehensively fitted range of kitchen units by Wren including base, drawer and wall cupboards along with co-ordinating worktops. Inset single sink with single drainer and mixer tap, Rangemaster style cooker with extractor over, space and plumbing for automatic washing machine, space for a fridge/freezer. Laminate floor.

CLOAKROOM/WC

With low level suite comprising WC and wash basin.

DINING ROOM

16' 0" x 7' 10" (4.88m x 2.41m)

Front facing window, laminate floor and French doors on to the patio garden. Radiator.

FIRST FLOOR

LANDING

MASTER BEDROOM

12' 5" x 8' 3" (3.81m x 2.53m)

Front facing window. Radiator. Fitted wardrobes.

ENSUITE

With corner shower enclosure having a mixer shower and being fully tiled. Pedestal wash basin with tiled splashback and low-level WC.

BEDROOM 2

13' 10" x 8' 0" (4.24m x 02.44m)

Front facing window. Radiator. Fitted wardrobes.

BEDROOM 3

8' 3" x 7' 9" (2.53m x 2.37m)

Rear facing window. Radiator. Fitted wardrobes.

BATHROOM

Fitted shower style bath with curved glass shower screen. Fully tiled walls, pedestal wash basin and low-level WC.



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3

OUTSIDE

The property stands back from the road behind a shallow front forecourt. There is vehicle access which provides off street parking. To the rear of the property is an enclosed area of patio garden, enclosed by a timber fence. There is also a very useful timber summerhouse which provides additional exterior accommodation, lending itself to a multitude of uses including office, playroom, hobby space or even garden bar.

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.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

SERVICES

All mains services are available at the property.

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.



Bathroom

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



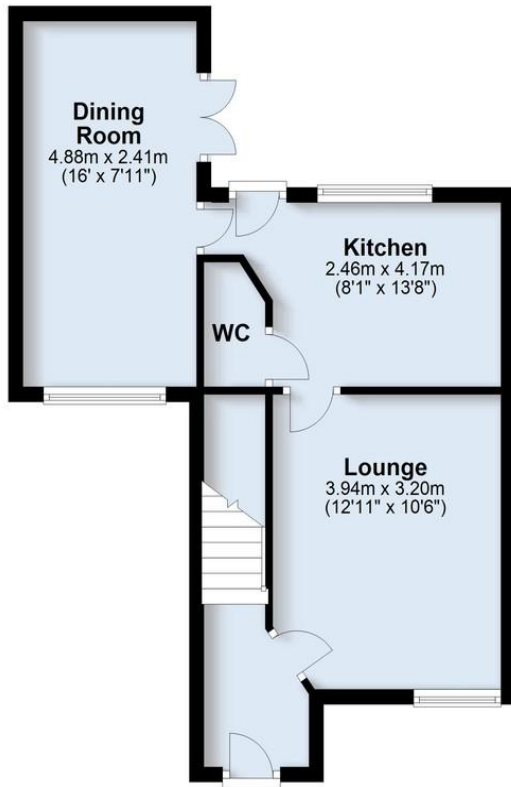
Rear Garden



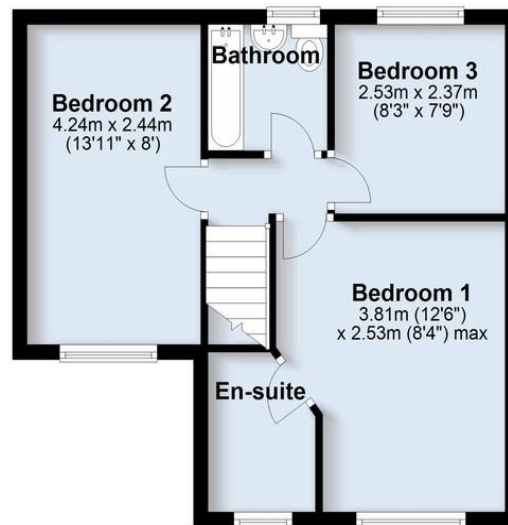
Patio Area

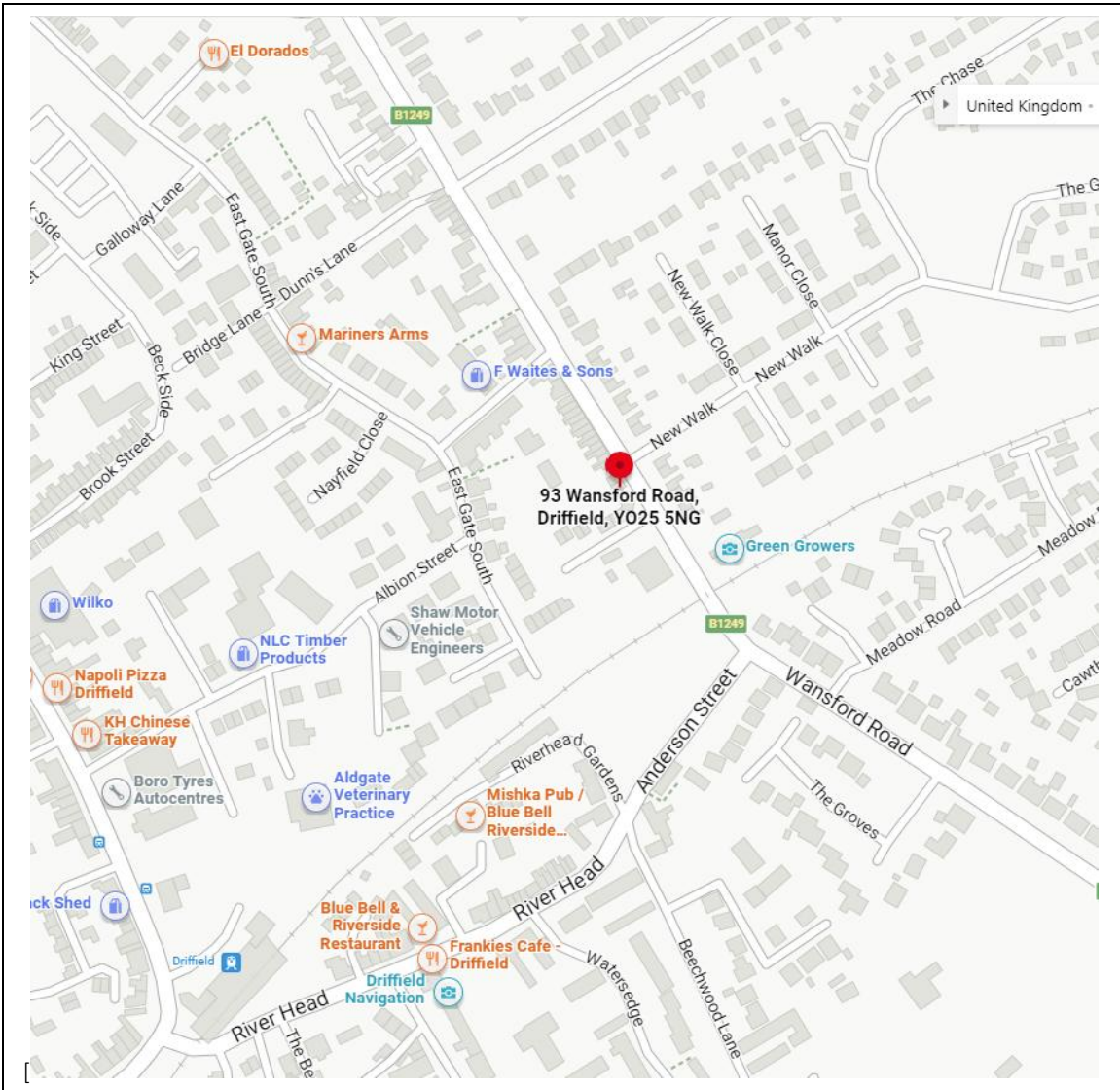
The stated EPC floor area, (which may exclude conservatories),
is approximately 77 sq m

Ground Floor



First Floor





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