



‘Pine Close’  
Wold View Road North  
Driffield, YO25 6RP

ASKING PRICE OF

**£425,000**

**4 Bedroom Detached House**





Rear Elevation

4 3 1 Double Garage Gas Central Heating

## 'Pine Close' Wold View Road North, Driffield, YO25 6RP

**DELIGHTFULLY SECLUDED** back from the roadside behind a gated access that provides security and seclusion, 'Pine Close' is an individually constructed detached residence built for the vendors own occupancy during the early to mid 1990s.

It is characterised by the wealth of accommodation on offer that includes a superb reception hall that gives way to a range of spacious rooms beyond. The main room being a substantial lounge with bay windows and having a dining room leading off. The kitchen is fully fitted and also enjoys a dedicated space for a breakfast table. In addition, there is a separate utility room and ground floor cloakroom/WC. On the first floor are four bedrooms and house bathroom.

Externally, the property does not disappoint!

To the front is a generous range of off-street parking which could easily accommodate a caravan or motorhome, which is a rare commodity indeed! There is an attached double garage, again with remote electric doors. To the rear of the property is a substantial area of garden, this being mature and being

predominantly laid to lawn with side planted beds. There is also a block paved patio area plus covered brick built workshop.

The sale of 'Pine Close' represents a rare opportunity to purchase a distinctive home in one of Driffield's prime locations, which is also extremely convenient for access into the town centre, which is within a short level walking distance.

### 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.





Sun Room



Reception Hall



Lounge



Dining Room

## Accommodation

### MAIN ENTRANCE

Into:

### SUN ROOM

21' 6" x 8' 1" (6.56m x 2.47m)

Constructed off a dwarf brick wall with glazing to the front and roof overlooking the front of the property. Radiator.

Double doors leading into:

### RECEPTION HALL

11' 2" x 9' 5" (3.42m x 2.89m)

With feature quarter turn staircase leading off, having a quality bannister featuring spindles and decorative newel posts. Radiator.

### LOUNGE

21' 7" x 11' 7" (6.59m x 3.55m)

A superb room featuring front facing bay and ornate fireplace housing a log burning stove. Square bow window to the rear elevation. Wall light points and decorative ceiling cornice. Two radiators.

### DINING ROOM

11' 7" x 9' 10" (3.54m x 3.02m)

With double French doors onto the rear garden and feature Adam style fireplace with electric fire in situ. Decorative ceiling cornice and wall light points. Double panelled radiator.

### BREAKFAST ROOM

9' 5" x 9' 4" (2.89m x 2.87m)

With fitted base and wall mounted cupboards along with worktops and glass fronted display cupboards. Provision for a breakfast table. Double panelled radiator.

Opening into:

### KITCHEN

11' 7" x 10' 9" (3.54m x 3.28m)

Fitted with a range of kitchen units incorporating base and drawer units with chrome handles and worktops over. Wall mounted cupboards to match and integrated appliances including electric oven and grill plus gas hob with extractor over. Integrated fridge and freezer plus inset one and a half bowl sink with swan neck mixer tap.

Opening into:





Kitchen



Breakfast Room



Utility Room



Gallery Landing

### UTILITY ROOM

8' 10" x 8' 3" (2.70m x 2.52m)

Fitted with a similar range of kitchen units including worktops and integrated dishwasher plus space and plumbing for an automatic washing machine. Floor mounted gas boiler and fully tiled walls. Radiator.

Personal door into the garage and access into:

### CLOAKROOM/WC

5' 3" x 4' 0" (1.62m x 1.24m)

With low level WC and pedestal wash hand basin, fully tiled walls. Radiator.

### FIRST FLOOR GALLERY LANDING

14' 4" x 12' 5" (4.38m x 3.79m)

With front facing window and a very distinctive gallery landing with spindled bannister. Radiator.

### BEDROOM 1

11' 8" x 11' 5" (3.58m x 3.48m)

With rear facing window. Extensively fitted with a range of furniture including wardrobes and drawers plus bedside units. Integrated vanity unit with sink. Coved ceiling. Radiator.

### BEDROOM 2

11' 6" x 10' 5" (3.52m x 3.19m)

With front facing window and fitted with a range of bedroom furniture including wardrobes and base level cupboards including storage and drawers. Integrated vanity wash hand basin and high level storage cupboards.

### BEDROOM 3

11' 5" x 8' 7" (3.49m x 2.64m)

With rear facing window and built-in wardrobe and drawers. Radiator.

### BEDROOM 4

9' 4" x 8' 6" (2.85m x 2.60m)

With rear facing window and double panelled radiator.

### HOUSE BATHROOM

9' 4" x 6' 5" (2.86m x 1.96m)

With suite comprising panelled bath, pedestal wash hand basin and Quadrant shower enclosure. Radiator.

### SEPARATE WC

5' 8" x 2' 7" (1.75m x 0.79m)

With low level suite.



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

## OUTSIDE

The property is set back from the road behind an expanse of front forecourt which is block paved. Access from Wold View Road North is via an electronically controlled gate and once this is closed, the property provides seclusion and security. Adjoining the property is a detached garage.

## DETACHED GARAGE

16' 7" x 15' 2" (5.06m x 4.64m)

With electric controlled door and electric power and lighting connected.

To the rear of the property is a very enclosed area of garden featuring lawn plus side planted borders and a number of mature trees. In addition, there is a useful brick built outbuilding which could be used as a workshop or store.

## 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 D.

## ENERGY PERFORMANCE CERTIFICATE

Rating D.

## 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 01377 253456 - Option 1. Regulated by RICS



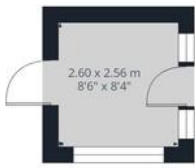
The digitally calculated floor area is 181 sq m (1,947 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Ulllyotts  
Estate Agents

Approximate total area<sup>®</sup>  
180.9 m<sup>2</sup>  
1948 ft<sup>2</sup>

Reduced headroom  
0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

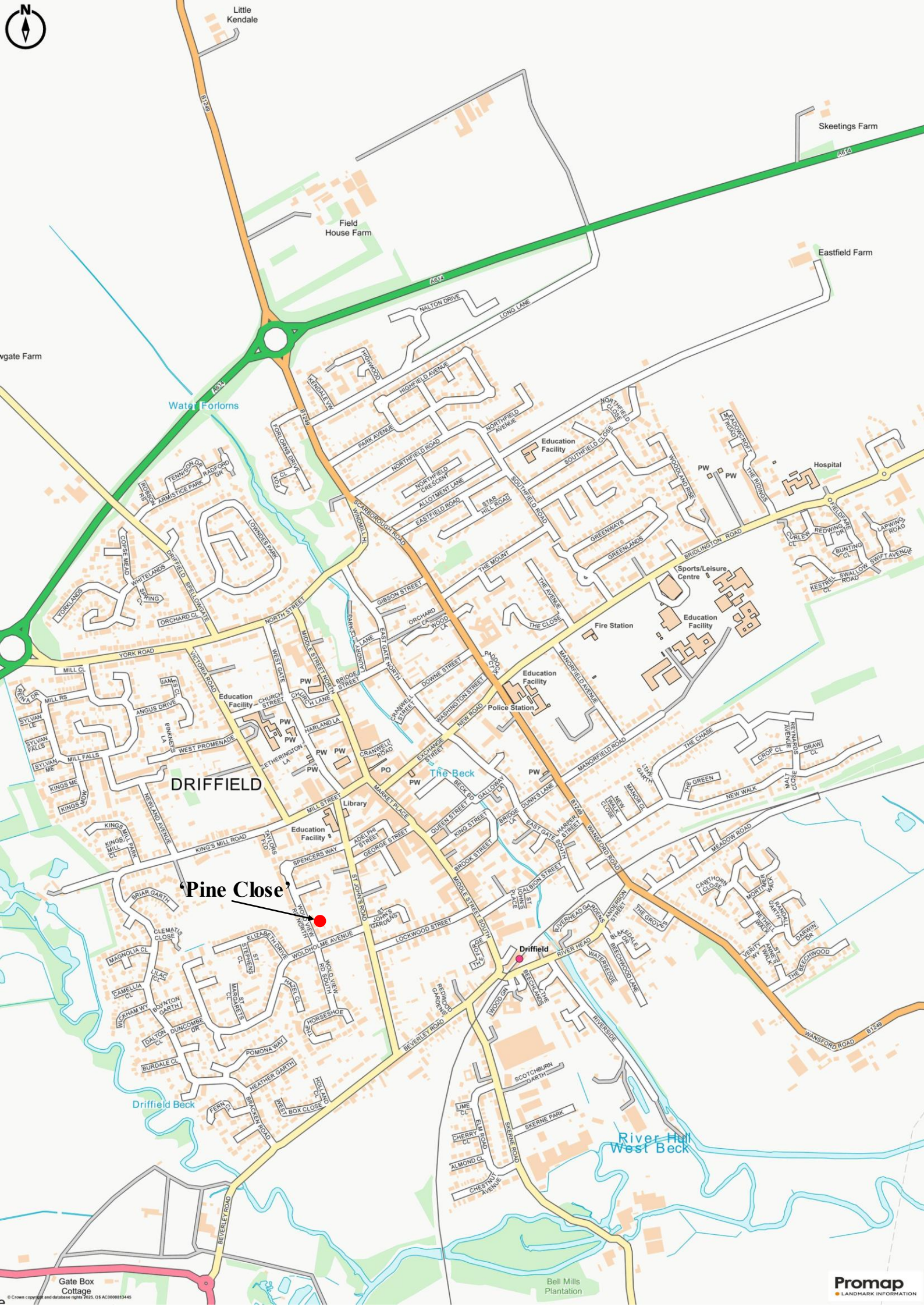
(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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