



17 New Road
Drifffield
YO25 5DJ

ASKING PRICE OF

£195,000

4 Bedroom Mid-Terrace House



Garden

 4
  2
  1
  Off Road Parking
  Gas Central Heating

17 New Road, Drifffield, YO25 5DJ

A RARE COMMODITY INDEED, this is a Victorian terrace house, set back from the road behind its own front forecourt offering generously proportioned accommodation which gives the new owners huge versatility and scope to alter the layout to suit.

The property is presented to an excellent standard throughout and includes an entrance hall which gives access into two separate reception rooms, having dividing doors allowing these to be used as one room, if required. Both rooms included solid fuel stoves as their principal feature with the front facing room having an attractive bay window.

The kitchen is open plan from the second room and this extends into a lobby where there is a bathroom and separate WC. The first floor provides two main bedrooms plus office/bedroom 4. The upper floor features a large double bedroom with sloping ceilings.

Externally, to the rear is an enclosed area of garden. The garden features a large workshop/man cave and also a gated vehicle access leading from Washington Street. This area can be further developed to provide additional car parking, if required.

DRIFFIELD

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.



Lounge



Sitting Room



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

With double panelled radiator.

Two doors leading off and staircase leading off to the first floor.

LOUNGE

13' 7" x 11' 9" (4.16m x 3.59m)

With front facing bay window and solid fuel stove within a timber surround. Coved ceiling and dado rail. Double panelled radiator.

Double doors leading into:

SITTING ROOM

13' 8" x 9' 8" (4.19m x 2.95m)

With solid fuel stove, having a timber over mantel feature and built-in alcove cupboards. Double panelled radiator.

Open plan into:

KITCHEN

16' 2" x 6' 7" (4.95m x 2.02m)

This is an 'L' shaped room and the measurements are for the main part. Fitted range of kitchen units including base and wall mounted cupboards along with worktops and space for a slot-

in gas cooker having an extractor hood over. Stainless steel sink with base cupboard beneath. Plumbing for a dishwasher and automatic washing machine. Built-in understairs storage cupboard. Radiator.

LOBBY

BATHROOM

With low level WC, panelled bath with shower over and pedestal wash hand basin. Radiator.

SEPARATE WC

With low level suite.

FIRST FLOOR

BEDROOM 1

11' 8" x 9' 8" (3.58m x 2.95m)

With front facing window. Radiator.

BEDROOM 2

9' 10" x 9' 4" (3.00m x 2.86m)

With rear facing window. Radiator.

OFFICE/BEDROOM 4



Bedroom 1



Bedroom 2



Office/Bedroom 4



Bedroom 3

7' 4" x 6' 2" (2.25m x 1.89m)
With front facing window. Radiator.

SECOND FLOOR

BEDROOM 3

13' 4" x 11' 8" (4.08m x 3.58m)
With sloping ceilings. Radiator.

OUTSIDE

The property stands back from the road behind a gated frontage with steps leading up to the front door. Immediately to the rear of the property is a paved patio and this gives way to an area of garden, this being laid to lawn with side planted borders. Adjoining the house is a covered verandah. The property also includes a large workshop on the rear boundary.

There is vehicle access off Washington Street with a gated access leading to a parking space.

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 A.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

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.

VIEWING

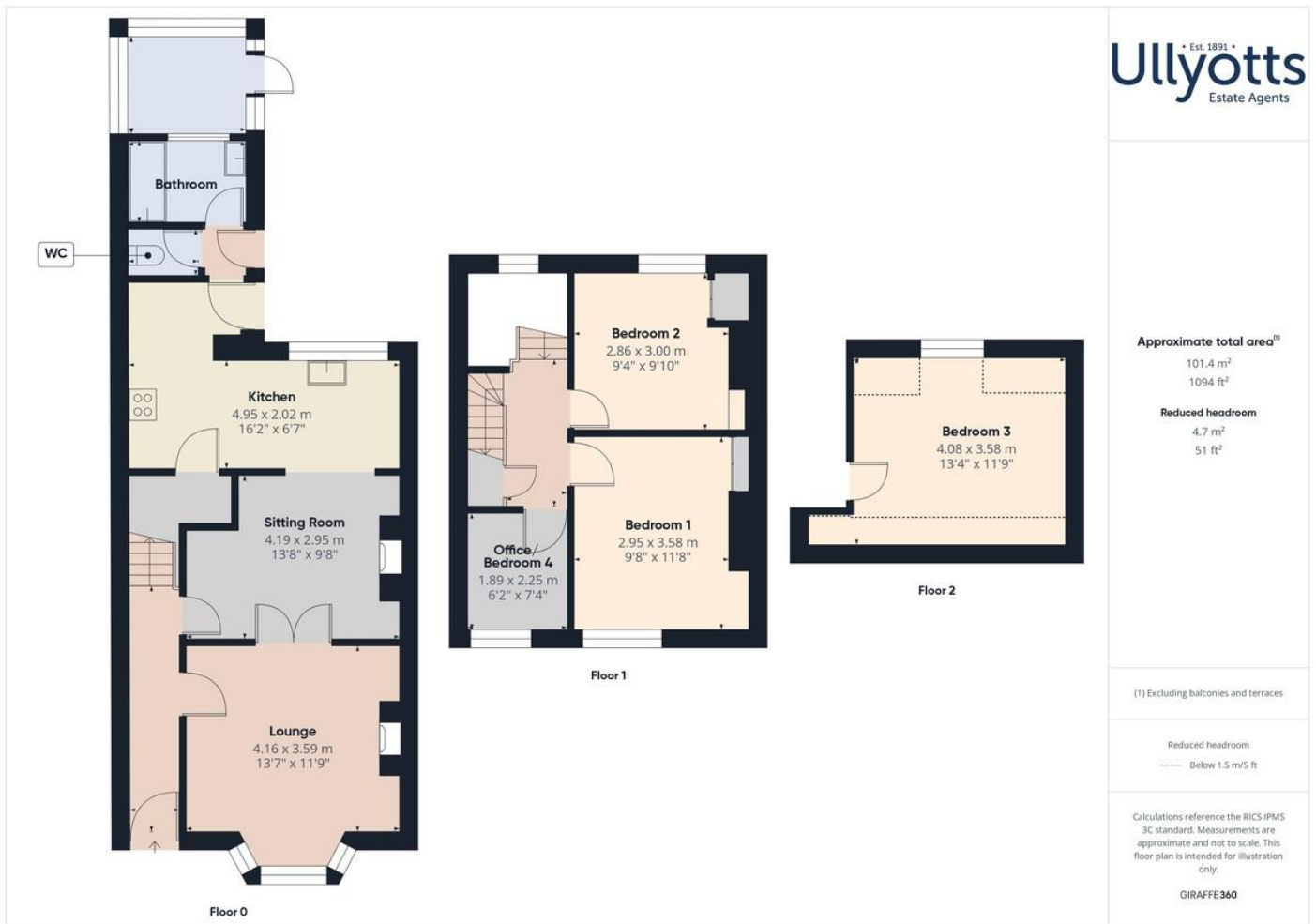
Strictly by appointment with Ulllyotts 01377 253456 - Option 1. Regulated by RICS

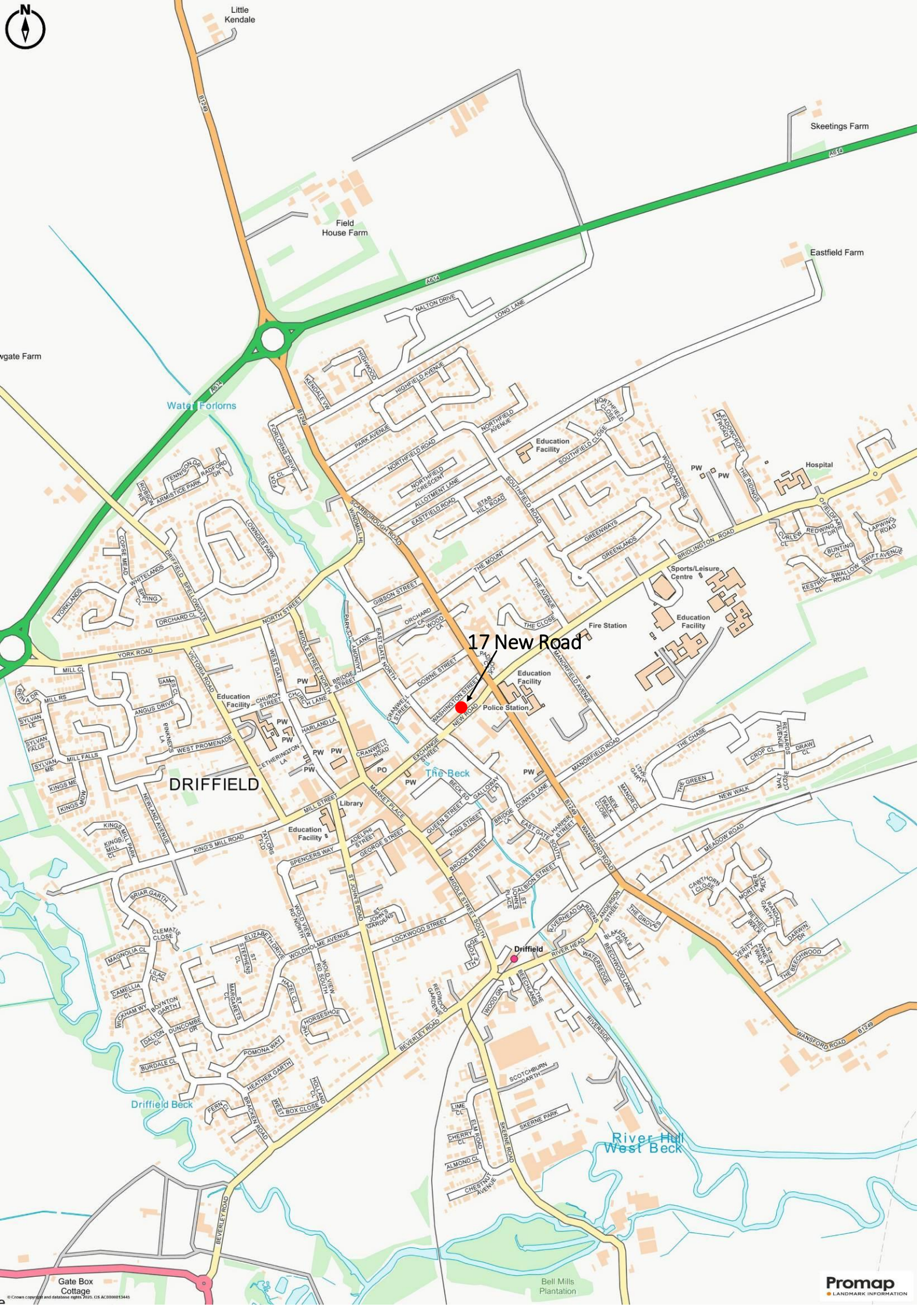


Rear Elevation



The digitally calculated floor area is 101 sq m (1,091 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





17 New Road

DRIFFIELD

Driffield

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