



68 Bracken Road
Driffield
YO25 6UJ

ASKING PRICE OF

£315,000

4 Bedroom Detached House



Conservatory

 4
  2
  2
  Garage & Off Road Parking
  Gas Central Heating

68 Bracken Road, Driffield, YO25 6UJ

A modern double fronted detached house that impresses both externally and internally and presented to the highest order throughout being a true credit to the vendors. Immediately upon entry to this property viewers are likely to be impressed by the light and airy accommodation which includes two main reception rooms, the dining room being open plan to a beautifully appointed re-fitted kitchen. In addition, there is a separate dedicated utility room, cloakroom/WC and attractive conservatory from which to enjoys views of the rear garden.

The first floor features a master bedroom that includes an en-suite plus three further bedrooms and house bathroom. The house is presented to exacting standards throughout and is unlikely to disappoint, once viewed!

Externally, there is a very attractive area of garden to the rear which is enclosed and offers a good degree of privacy. Vehicle access is granted off the adjacent cul-de-sac and a drive leads to a single garage.

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.



Dining Area



Kitchen



Cloakroom/WC



Lounge

Accommodation

Front door into:

ENTRANCE HALL

With attractive open spindle staircase leading off to the first floor and wood effect flooring.

Double doors leading into:

DINING AREA

10' 10" x 8' 8" (3.31m x 2.66m)

With wood effect flooring and having dual front facing windows. Radiator.

Opening into:

KITCHEN

10' 9" x 10' 8" (3.29m x 3.26m)

With matching flooring and being extensively fitted with a contemporary range of kitchen units featuring base, drawer and wall cupboards finished with Shaker style doors in blue and contrasting black handles. Integrated appliances include electric oven and grill plus electric hob with pull-out extractor. Integrated fridge/freezer and dishwasher.

A central island provides additional working space and also includes cupboards beneath.

UTILITY

7' 2" x 6' 9" (2.19m x 2.06m)

Fitted with a similar double base cupboard with inset single sink and mixer tap, plumbing for automatic washing machine and matching wall mounted cupboards. Double panelled radiator and wood effect flooring. Door to the exterior.

CLOAKROOM/WC

With suite comprising a WC and small vanity style wash hand basin. Half-tiled walls and wood effect flooring. Radiator.

LOUNGE

20' 0" x 10' 7" (6.12m x 3.24m)

With dual front facing windows and feature fire surround that includes a living flame fire. Radiator.

Rear door with side windows leading into:

CONSERVATORY

9' 1" x 7' 11" (2.77m x 2.42m)

A very attractive room featuring double French doors out onto a paved patio plus additional window glazing. This conservatory is topped with a glass roof and wood effect flooring.



Lounge



Landing



Bedroom 1



En-Suite

FIRST FLOOR LANDING

Featuring a galleried style landing and front facing window. Radiator.

BEDROOM 1

10' 4" x 10' 3" (3.15m x 3.14m)

Fitted along one wall with a range of wardrobes with sliding doors. Coved ceiling. Radiator.

EN-SUITE

Fitted with a contemporary suite featuring a walk-in shower with electric power shower in situ, vanity style wash hand basin and low level WC. Heated chrome ladder style radiator.

BEDROOM 2

11' 0" x 10' 9" (3.36m x 3.30m)

With front facing window and built in range of wardrobes. Radiator.

BEDROOM 3

8' 10" x 8' 1" (2.71m x 2.48m)

With rear facing window. Radiator.

BEDROOM 4

10' 9" x 7' 6" (3.30m x 2.29m)

With front facing window. Radiator.

BATHROOM

With modern suite comprising panelled bath having a shower over and glass side screen. Vanity wash hand basin and low level WC. Contemporary tiled to half height with full tiling around the shower. Heated chrome ladder style radiator.

OUTSIDE

The property stands back from the road behind an expanse of front forecourt.

To the rear of the property is an attractive enclosed area of garden comprising paved patio, raised deck area, shaped lawn with side borders and further patio adjacent to the garage. Vehicle access is available off the adjacent cul-de-sac where there is a drive leading to a single garage.

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.



Bedroom 2



Bedroom 3



Bathroom



Garden

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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



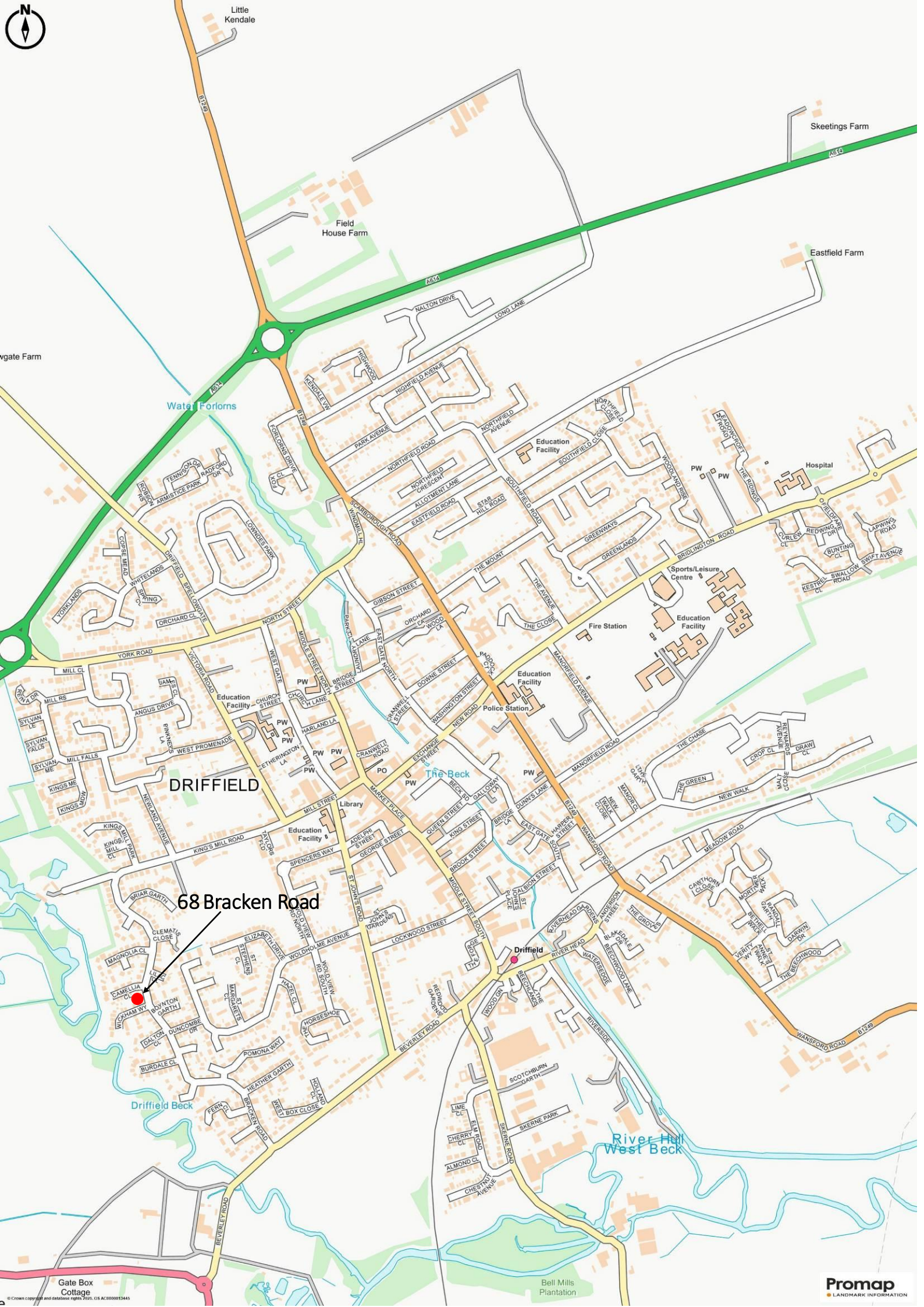
The digitally calculated floor area is 115 sq m (1,237 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
114.9 m²
1235 ft²

(1) Excluding balconies and terraces

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



DRIFFFIELD

68 Bracken Road

Drifffield Beck

River Hull
West Beck

Gate Box
Cottage

Bell Mills
Plantation

■ Est. 1891 ■
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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