



24 Elizabeth Drive
Drifffield
YO25 6XY

ASKING PRICE OF

£299,950

4 Bedroom Detached House



Dayroom/Kitchen

 4
  2
  1
  Off Road Parking
  Gas Central Heating

24 Elizabeth Drive, Driffield, YO25 6XY

A MOST DISTINCTIVE LOOKING detached house having been thoughtfully extended by the vendor to create a more contemporary living space that includes delightful dayroom/kitchen to the rear, dedicated lounge and four good sized bedrooms.

Elizabeth Drive is a cul-de-sac development of detached properties which are within convenient access of the town centre with Number 24 having the distinctive feature of backing onto Driffield Recreation Club (Cricket, Tennis etc).

Externally, to the front is extensive parking and also an attached oversized single garage with electric up and over door.

In all, this is a property which competes favourably with its more modern counterparts both on location and also accommodation and should not be missed!

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.



Lounge



Lounge



Dayroom/Kitchen



Dayroom

Accommodation

ENTRANCE LOBBY

With further access into:

LOUNGE

15' 7" x 14' 8" (4.77m x 4.49m)

With front facing window and straight flight staircase leading off to the first floor. Feature fire surround with electric fire in situ. Coved ceiling. Radiator.

Double doors leading into:

DAYROOM/KITCHEN

32' 6" x 10' 6" (9.91m x 3.21m)

A huge open plan space overlooking a delightful expanse of rear garden. The open plan space can easily be divided into three separate areas - snug, dining area and kitchen. It features bi-folding doors leading out onto the rear patio. The kitchen has been finished to include a wealth of base and drawer units with worktops over and inset one and a half bowl stainless steel sink with base cupboard beneath and single drainer. Space and provision for an automatic washing machine and integrated microwave and double oven plus hob with extractor over. Coved ceiling. Radiator.

There is a small dog leg off the kitchen leading to a secondary entrance door.

LANDING

BEDROOM 1

11' 11" x 10' 5" (3.64m x 3.20m)

With front facing window and walk-in wardrobe with wardrobes either side. Coved ceiling. Radiator.

BEDROOM 2

10' 8" x 8' 7" (3.27m x 2.62m)

With front facing window and built-in range of wardrobes, bedside cupboards and overhead lockers. Coved ceiling. Radiator.

BEDROOM 3

10' 8" x 8' 7" (3.27m x 2.62m)

With rear facing window, fitted furniture and coved ceiling. Radiator.

BEDROOM 4

8' 3" x 6' 2" (2.52m x 1.88m)

With front facing window and built-in desk space. Coved ceiling. Radiator.



Kitchen



Bedroom 1



Walk-in wardrobe



Bedroom 2

BATHROOM

An enlarged bathroom featuring full bath with mixer tap unit, vanity wash hand basin and low level WC. Large shower enclosure with plumbed-in mixer shower. Fully tiled walls and coved ceiling.

OUTSIDE

The property is set back from the road behind a walled front boundary and gated access. There is a block paved side drive which provides parking for multiple vehicles. There is also a lawned garden. To the rear of the property is a paved patio with side retaining walls and this leads to an expanse of lawn and also further patio with pergola, timber shed and planted borders.

Beyond the boundary of the property is a view onto Driffeld Recreation Club and this is best enjoyed from the first floor.

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 C.

ENERGY PERFORMANCE CERTIFICATE Rating (awaiting assessment).

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



Bedroom 3



Bedroom 4



Bathroom



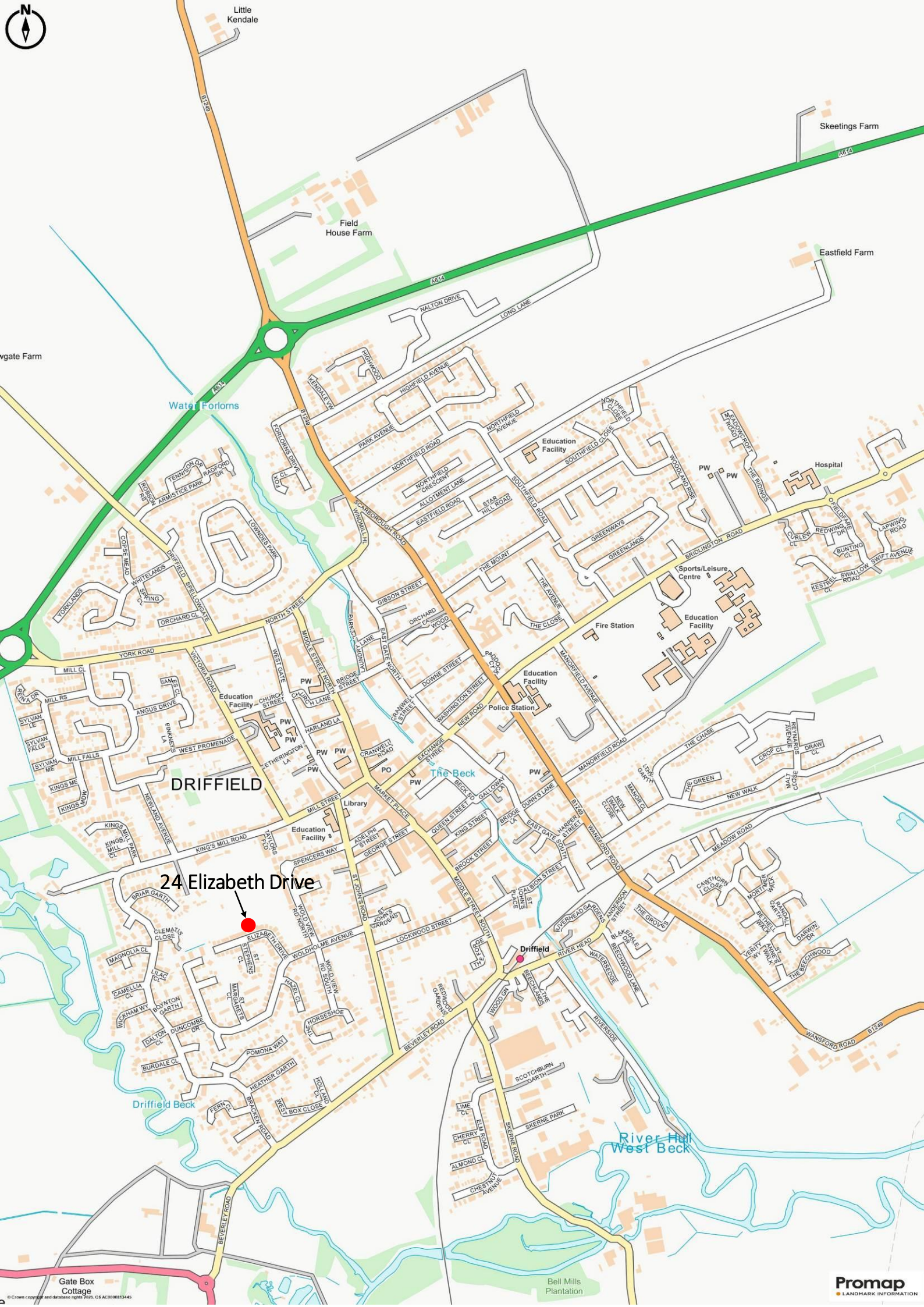
Garden



Rear Elevation

The digitally calculated floor area is 124 sq m (1,333 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





■ Est. 1891 ■
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