



Three Chimneys
York Road
Driffield, YO25 5XA

ASKING PRICE OF

£280,000

3 Bedroom Detached house



Entrance Hall

 3
  4
  2
  Off Road Parking
  Oil Central Heating

Three Chimneys, York Road, Driffield, YO25 5XA

A very distinctive detached property located within the quiet and sought after village of Little Driffield which is extremely convenient for access into Driffield itself whilst also being within a very short walk of open countryside and local renowned beauty spots such as Kingsmill and the Millennium Green.

'Three Chimneys' offers buyers the chance of obtaining a real characterful home with a versatile layout and, with extensive updating both inside and out, create a truly desirable home.

The current layout includes up to 4 reception rooms on the ground floor, one of which could be taken as a bedroom, if required and also three bedrooms on the first floor along with house bathroom.

Externally, the property does not disappoint, with extensive off-street parking and gardens.

This property does require updating but, with its styling combined with its location, represents excellent potential.

LITTLE DRIFFIELD

A serene and peaceful village since it was by-passed more than 30 years ago. Little Driffield has a pretty green and pond where many people come to feed the ducks. Huge horse chestnut trees stand stately in front of St Mary's Church which is the burial place of Aldfrith, King of Northumbria who died in 705. Little Driffield was a busy centre for trade in Medieval times.



Reception Hall



Lounge



Dining Area



Kitchen

Accommodation

RECEPTION HALL

18' 7" x 10' 4" (5.68m x 3.17m)

With exposed timber flooring, front and rear windows, radiator and double doors leading into:

LOUNGE

15' 9" x 10' 11" (4.82m x 3.35m)

With front facing window, exposed flooring and brickwork fire surround with solid fuel stove in situ.

INNER HALL

With staircase leading off to the first floor.

SHOWER ROOM

Wet room type shower with mains mixer shower, low level WC and bracket style wash basin, chrome heated towel radiator and full tiling to floor and wall.

BEDROOM

11' 4" x 11' 10" (3.46m x 3.61m)

Two windows, double panelled radiator.

DINING AREA

11' 0" x 10' 2" (3.36m x 3.12m)

With doors leading into the conservatory. Double panelled

radiator and tiled flooring.

Opening into:

KITCHEN

14' 6" x 10' 7" (4.43m x 3.24m)

Fitted basic range of kitchen units, sink and range style cooker. Tiled floor.

SITTING ROOM

11' 5" x 10' 9" (3.48m x 3.28m)

Radiator.

SUNROOM/CONSERVATORY

15' 10" x 10' 1" (4.85m x 3.09m)

With exposed brickwork wall feature and doors leading to the exterior.

UTILITY

11' 8" x 6' 11" (3.56m x 2.13m)

Rear facing window.



Rear



Garden



Rear of Property



Garden

FIRST FLOOR

LANDING

Double panelled radiator.

BEDROOM

14' 6" x 10' 11" (4.42m x 3.33m)

Double panelled radiator.

BEDROOM

11' 0" x 13' 6" (3.37m x 4.13m)

Double panelled radiator. Door to eaves storage.

BEDROOM

11' 3" x 7' 10" (3.45m x 2.41m)

Radiator.

BATHROOM

With bath, low level WC and wash basin. Radiator.

OUTSIDE

The property stands back from the roadside behind a front facing garden with a side vehicle access providing off street parking for multiple vehicles.

To the side and rear of the property are extensive gardens. These are held on two separate titles.

CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

TENURE

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

SERVICES

Mains electricity, water and drainage are connected to the property. Mains gas is not currently available in the village.

COUNCIL TAX BAND

ENERGY PERFORMANCE CERTIFICATE

Rating F.

NOTE

Heating systems and other services have not been checked.

All services/appliances have not and will not be tested.

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.

Regulated by RICS

The digitally calculated floor area is 173 sq m (1,862 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Floor 1

Approximate total area[®]
54.5 m²

(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.

GIRAFFE360

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