



10 Meadow Road  
Driffield  
YO25 5NL

ASKING PRICE OF

**£225,000**

**3 Bedroom Semi-Detached House**





Garden



3



2



1



Off Road  
Parking



Gas Central Heating

## 10 Meadow Road, Driffield, YO25 5NL

A beautifully appointed semi-detached house which offers a delightful range of accommodation which includes front facing lounge with log burning stove, stunning feature kitchen and additional laundry room plus sun room and ground floor WC. On the first floor are three bedrooms along with house bathroom.

The property is conveniently situated for access into Driffield Town Centre as well as within a short walk of countryside walks, and as such is ideal for dog owners wanting the best of both worlds! There is off-street parking via a private side drive whilst the loft also provides additional space which may suit the future owners for a variety of uses.

### DRIFFIELD

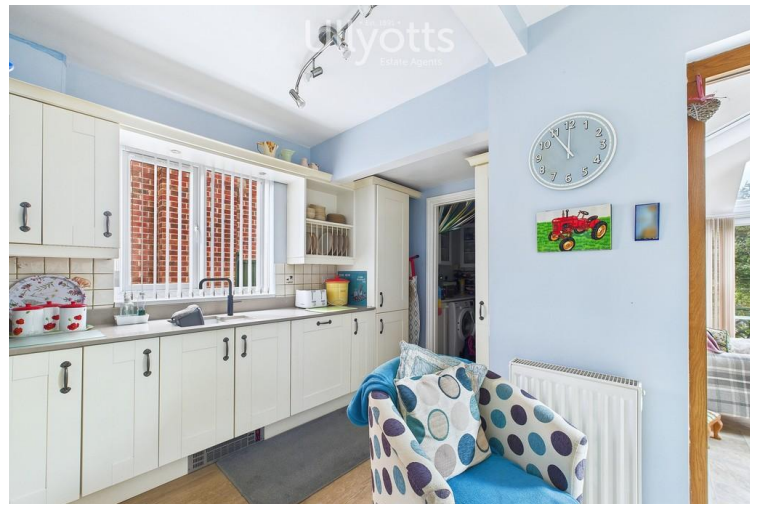
Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire 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



Kitchen



Kitchen



Sun Room

## Accommodation

### ENTRANCE HALL

14' 4" x 5' 8" (4.37m x 1.74m)

With straight flight stairs leading to the first floor. Double panelled radiator and fitted laminate flooring.

Original painted door with original furniture leading into:

### LOUNGE

13' 4" x 12' 0" (4.07m x 3.67m)

With front facing square bay window onto Meadow Road. Chimney breast with inset currently housing a log burning stove with timber over mantel. Coved ceiling. Radiator.

### GROUND FLOOR WC

4' 10" x 2' 4" (1.48m x 0.72m)

Situated under the stairs and having a low level WC, chrome heated towel rail and wall hung basin. Side window.

### KITCHEN

11' 8" x 11' 3" (3.58m x 3.45m)

and 11' 8" x 6' 3" (3.57m x 1.91) A stunning space being thoroughly fitted with a modern range of kitchen units featuring white Shaker style doors and a quality worktop. The kitchen units include base and drawer units along with wall hung units including some glass fronted display cupboards.

A central island provides a deluxe electric hob with integrated extractor and there is also a double electric integrated oven and dishwasher. Inset sink with mixer tap, space and provision for a large American-style fridge/freezer. Radiator.

Bi-folding doors leading into:

### SUN ROOM

9' 7" x 9' 5" (2.94m x 2.89m)

Being partially glazed and having a feature pitched roof. Radiator.

### LAUNDRY ROOM

6' 2" x 6' 1" (1.89m x 1.87m)

Located off the kitchen and featuring space and plumbing for automatic washing machine along with range of base and wall mounted kitchen units. Double panelled radiator. Space and provision for a fridge/freezer.

### FIRST FLOOR LANDING

### BEDROOM 1

13' 0" x 11' 1" (3.97m x 3.39m)

With front facing square bay window and range of built-in





Bedroom 1



Bedroom 2



Bathroom



Garden

range of wardrobes along two walls with overhead cupboards. Radiator.

### BEDROOM 2

12' 0" x 11' 8" (3.68m x 3.56m)

With a rear facing window and a range of built-in wardrobes along two walls including a central storage area. Radiator.

### BEDROOM 3

7' 2" x 6' 11" (2.19m x 2.12m)

With front facing window and fitted high level shelving for storage. Radiator.

### BATHROOM

7' 3" x 6' 0" (2.21m x 1.83m)

With fitted suite comprising panelled bath, having an electric shower over and pull-out side screen, pedestal wash hand basin and low level WC. Ceramic tiled floor and chrome heated towel radiator. Built-in storage cupboard.

### OUTSIDE

The property is set back from the road behind a block paved forecourt which provides off-street parking for multiple vehicles. There is a side drive which provides further parking.

To the rear of the property is a delightful expanse of garden, this incorporates a timber decked area plus lawn flanked by side borders. There is a greenhouse and timber shed.

### 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 B.

### ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).



Garden



Rear Elevation

## 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.

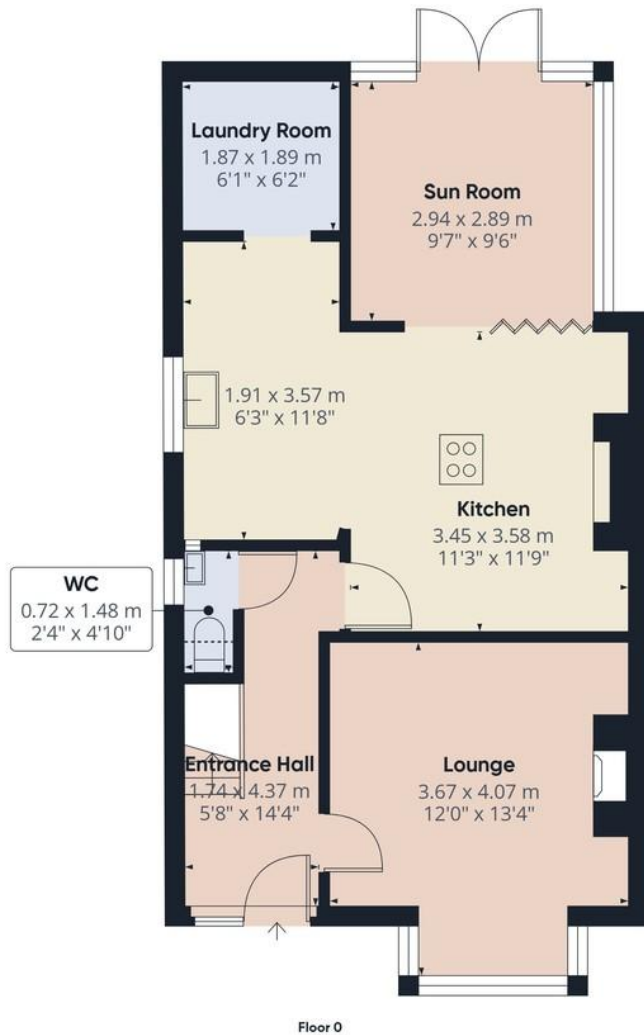
## VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 90 sq m (963 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area<sup>(b)</sup>

89.5 m<sup>2</sup>

965 ft<sup>2</sup>

Reduced headroom  
0.3 m<sup>2</sup>  
3 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





Wigate Farm

## Water Forlorns

DRIFFIELD

Driffield Beck

Beck

River Hull  
West Beck

10 Meadow Road

Gate Box  
Cottage

**Promap**  
LANDMARK INFORMATION



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