



20 Whitelands
Driffield
YO25 5YW

ASKING PRICE OF

£300,000

4 Bedroom Detached House



Garden



4



2



2



Off Road
Parking



Gas Central Heating

20 Whitelands, Driffield, YO25 5YW

Located within one of Driffield's prime residential areas, having been constructed around the late 1980s, this is a superb family orientated home set on a good sized plot with off-street parking and single garage.

Ideal for buyers who are looking for location over fixtures and fittings, the property has been well maintained, however, would benefit from some upgrading in places. Its accommodation includes three reception rooms along with conservatory, breakfast kitchen, separate utility room and family bathroom.

There are four first floor bedrooms with the master bedroom offering an en-suite.

Externally, there are mature gardens both to the front and rear and these are a real feature of the property.

'Whitelands' is well situated for access into the town centre via Spellowgate, whilst also being close to more rural surroundings given its setting on the outskirts of Driffield,

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.



Living Room



Dining Room into Conservatory



Kitchen Breakfast Room



Kitchen Breakfast Room

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor and decorative ceiling coving. Radiator.

CLOAKROOM/WC

With low level WC and wash hand basin. Laminate flooring. Radiator.

LIVING ROOM

13' 0" x 10' 8" (3.97m x 3.26m)

With front facing bay window and coving to the ceiling, fitted dado rail and fireplace with built-in gas fire. Double panelled radiator. Double doors leading into:

DINING ROOM & CONSERVATORY

19' 6" x 9' 6" (5.95m x 2.91m)

[overall] with coving to the ceiling and fitted dado rail. Radiator.

Open plan into the conservatory which features double-glazed windows and views onto the garden.

KITCHEN/BREAKFAST ROOM

13' 1" x 6' 7" (4.00m x 2.02m)

With a range of wall and base cupboards along with larder cupboard. Complimentary worktops and breakfast bar. Integrated 'Range' style cooker with extractor over, integrated dishwasher, inset sink with single drainer, ceiling coving and two windows overlooking the rear garden. Radiator.

UTILITY ROOM 8' 4" x 7' 9" (2.55m x 2.38m)

With fitted range of base cupboards, inset sink with base cupboard beneath and ceiling lighting. Space and plumbing for automatic washing machine and door leading into the garage.

STUDY

8' 6" x 8' 1" (2.61m x 2.48m)

With front facing window and built-in understairs storage cupboard. Radiator.

FIRST FLOOR LANDING

With built-in storage cupboard.

BEDROOM 1

11' 1" x 10' 0" (3.38m x 3.07m)

With two front facing windows. Radiator.

EN-SUITE

With enclosed shower cubicle housing a mains shower, wash hand basin set on a vanity unit with storage beneath and low level WC. Chrome heated towel rail.

BEDROOM 2

12' 0" x 8' 7" (3.66m x 2.62m)

Two front facing double glazed windows. Radiator.

BEDROOM 3

8' 6" x 8' 2" (2.61m x 2.49m)

With rear facing window. Radiator.



Study



Bedroom 1



En-suite



Bedroom 2

BEDROOM 4

9' 3" x 6' 9" (2.83m x 2.06m)

With rear facing window. Radiator.

BATHROOM

With three piece suite comprising panelled bath, sink with vanity unit and overhead storage plus storage to the side and beneath the sink. Fully tiled walls and low level WC. Double glazed window to the rear.

OUTSIDE

The property stands back from the road behind an expanse of garden with vehicle access leading to an attached single garage featuring up and over door with electric power and lighting connected.

In addition, there is a further car parking space to the side of the garage.

To the rear of the property is an enclosed area of the garden,

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 E.

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.



Bedroom 3



Bedroom 4



Bathroom



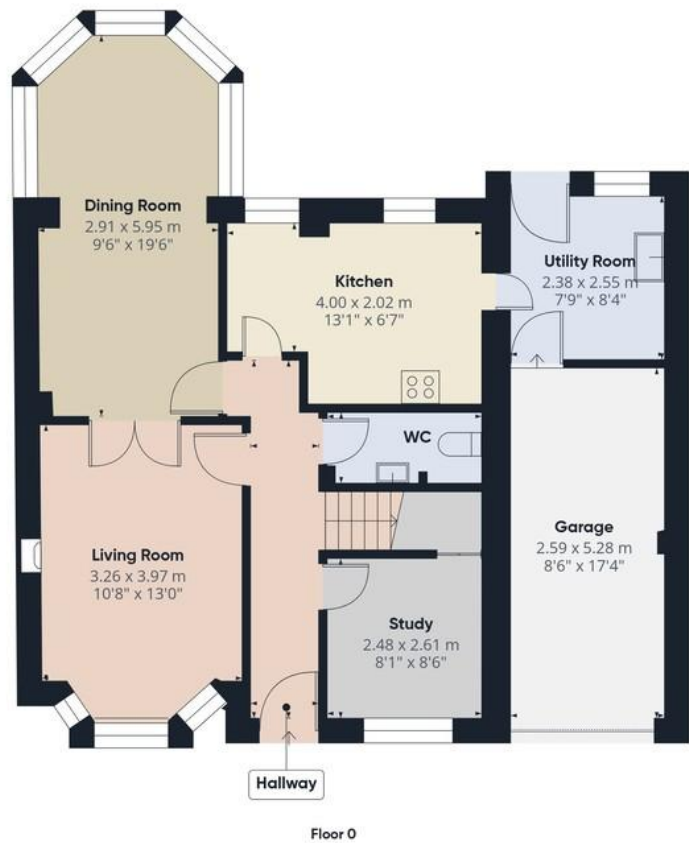
Garden

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

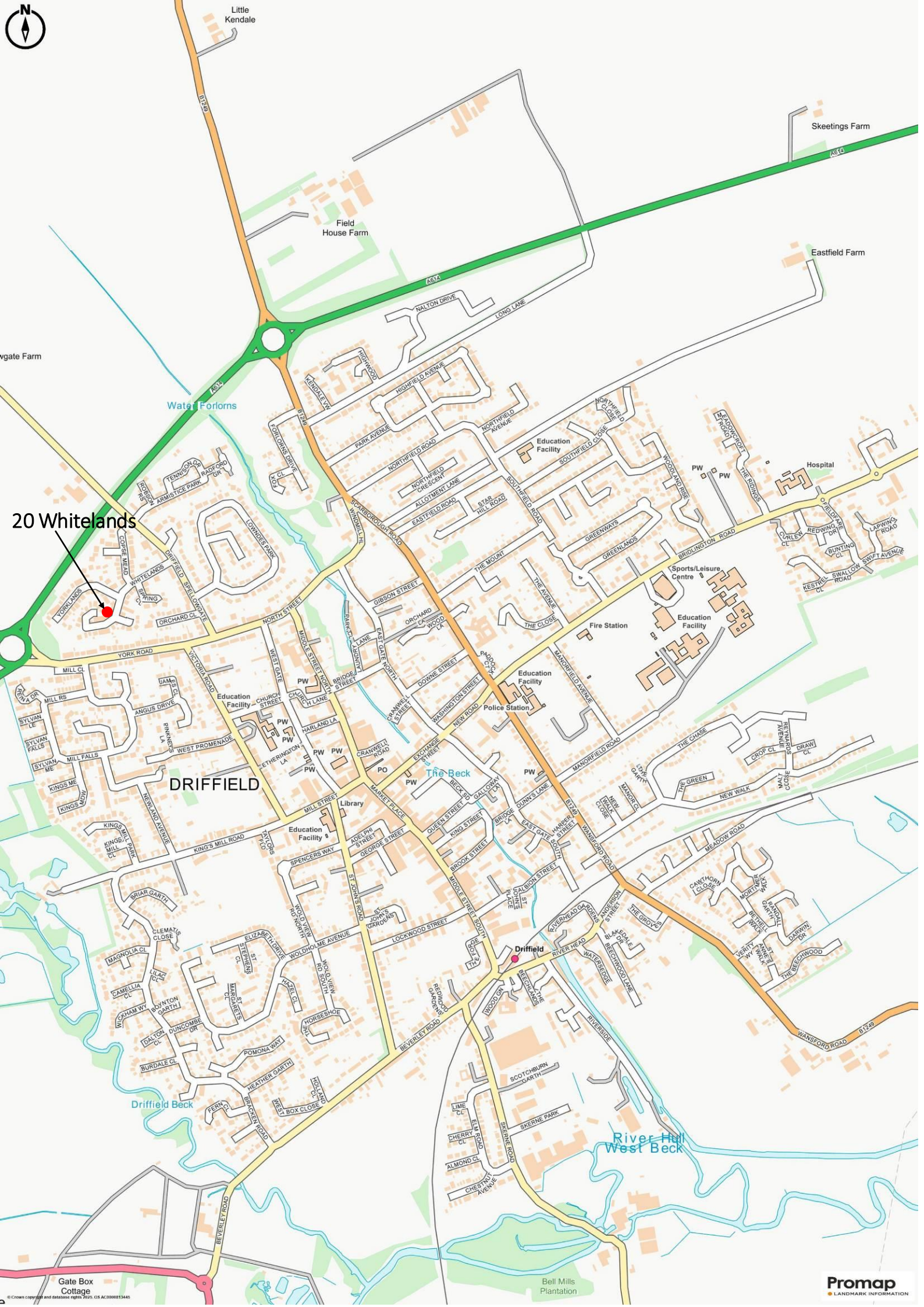
The digitally calculated floor area is 126 sq m (1,359 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area^m
126.3 m²
1360 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.



20 Whitelands

DRIFFIELD

Driffield Beck

The Beck

River Hull
West Beck

Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION

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