



118 Auchinleck Close  
Driffield  
YO25 9HE

ASKING PRICE OF

**£190,000**

**3 Bedroom Semi-Detached House**





Garden



3



1



1



Garage & Off  
Road Parking



Gas Central Heating

## 118 Auchinleck Close, Driffield, YO25 9HE

The sale of this property is a real wrench for the sellers as they have invested much time and effort in making this a delightful home, however, the time has come for something a little larger meaning a new owner can enjoy this home and develop it even further!

The property is located within a choice position that forms part of the Auchinleck Close Development with a large green space to the front giving a real feel of the countryside and open views which are literally within meters of the property.

The interior has been developed to include a rear extension, providing a very useful space, offering extensive versatility to be used as either a breakfast room, dining area, day room or even just as a space for storage or even dogs.

The accommodation itself includes attractive front facing lounge with delightful solid fuel stove, extensively fitted kitchen with appliances and also three good sized bedrooms plus first floor bathroom.

There is ample car parking to the front and, in addition, there is a garage located in a nearby block along with an additional car parking space.

### 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



Breakfast Area

## Accommodation

### ENTRANCE HALL

12' 0" x 6' 3" (3.66m x 1.92m)

With attractive mosaic effect tiled floor and feature staircase leading off with spindled bannister. Double panelled radiator.

### LOUNGE

13' 11" x 11' 11" (4.26m x 3.64m)

With front facing window and feature solid fuel stove in situ with wood over mantel. Engineered wooden floor. Radiator.

### KITCHEN

20' 8" x 9' 0" (6.30m x 2.76m)

A very extensive space featuring a wealth of kitchen units including base and wall mounted cupboards along with worktops and a wood effect tiled floor. Inset one and a half bowl stainless steel sink with base cupboard beneath, space and plumbing for a dishwasher and automatic washing machine. Space and provision for an American-style fridge/freezer and dryer. Seven-ring gas fired Range with extractor over.

Opening into:

### BREAKFAST AREA

11' 1" x 8' 5" (3.40m x 2.59m)

With French doors leading out onto the garden and multiple windows. Radiator.

### FIRST FLOOR LANDING

7' 0" x 5' 7" (2.14m x 1.71m)

### BATHROOM

6' 3" x 5' 3" (1.91m x 1.61m)

With suite comprising panelled bath and wash hand basin. Radiator.

### SEPARATE WC

4' 9" x 2' 7" (1.46m x 0.80m)

A fully tiled room with window and low level WC.

### BEDROOM 1

10' 7" x 10' 5" (3.24m x 3.19m)

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

### BEDROOM 2

12' 0" x 8' 11" (3.68m x 2.72m)

With rear facing window and a built-in range of wardrobes. Radiator.



Bathroom



Separate WC



Bedroom 1



Bedroom 2

### BEDROOM 3

8' 11" x 7' 10" (2.73m x 2.40m)

Radiator.

### OUTSIDE

The property is located off the main part of Auchinleck Close benefitting from an open green space to the front. There is a vehicle forecourt immediately to the front of the house suitable for parking multiple vehicles. To the side of the property is a useful storage area and this gives way to the main garden which features a rear deck immediately adjacent to the house and this gives way to a lawn.

In addition, there is a useful bespoke BBQ building, which could be utilised for other uses.

In addition, the property benefits from a single garage in an adjacent nearby block along with additional single parking space.

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

Sealed unit double glazing throughout.

### SOLAR PV

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property.

Further information may be available upon request.

### 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 A.

### ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).





BBQ Building

#### 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.

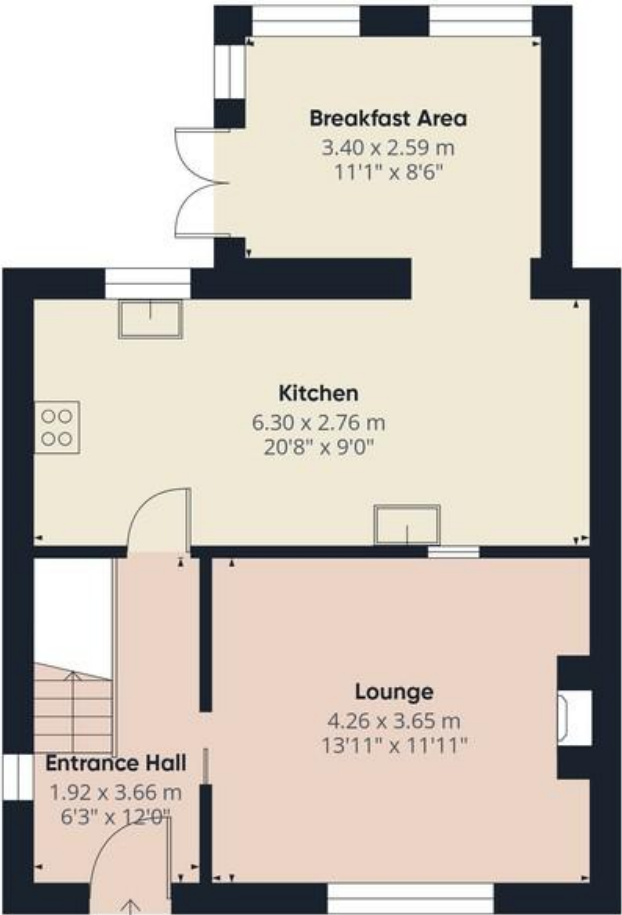
Floor plans are for illustrative purposes only.

#### VIEWING

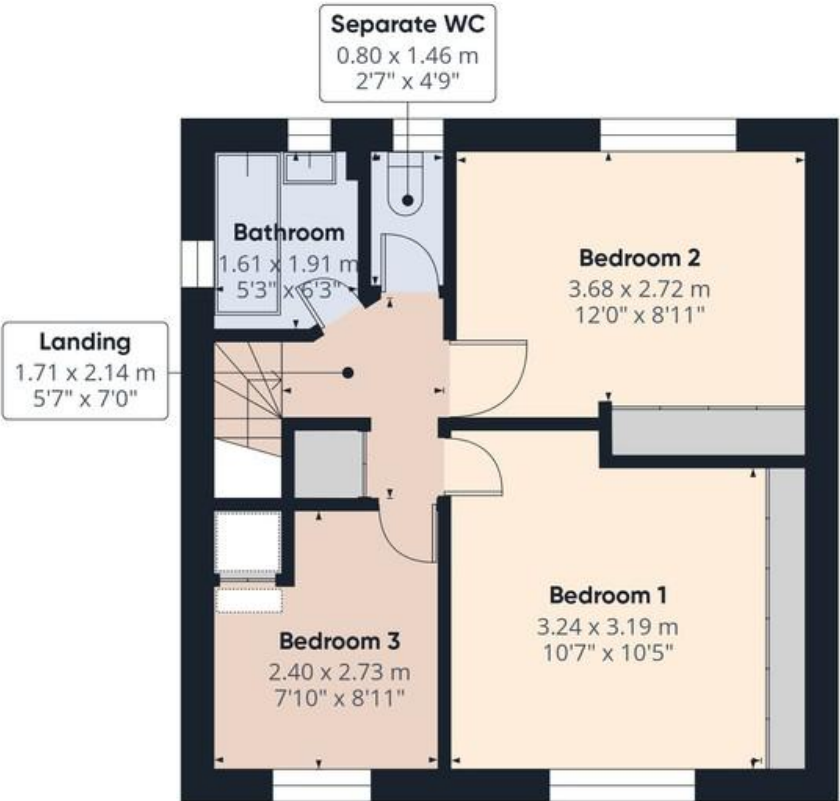
Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 86 sq m (922 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

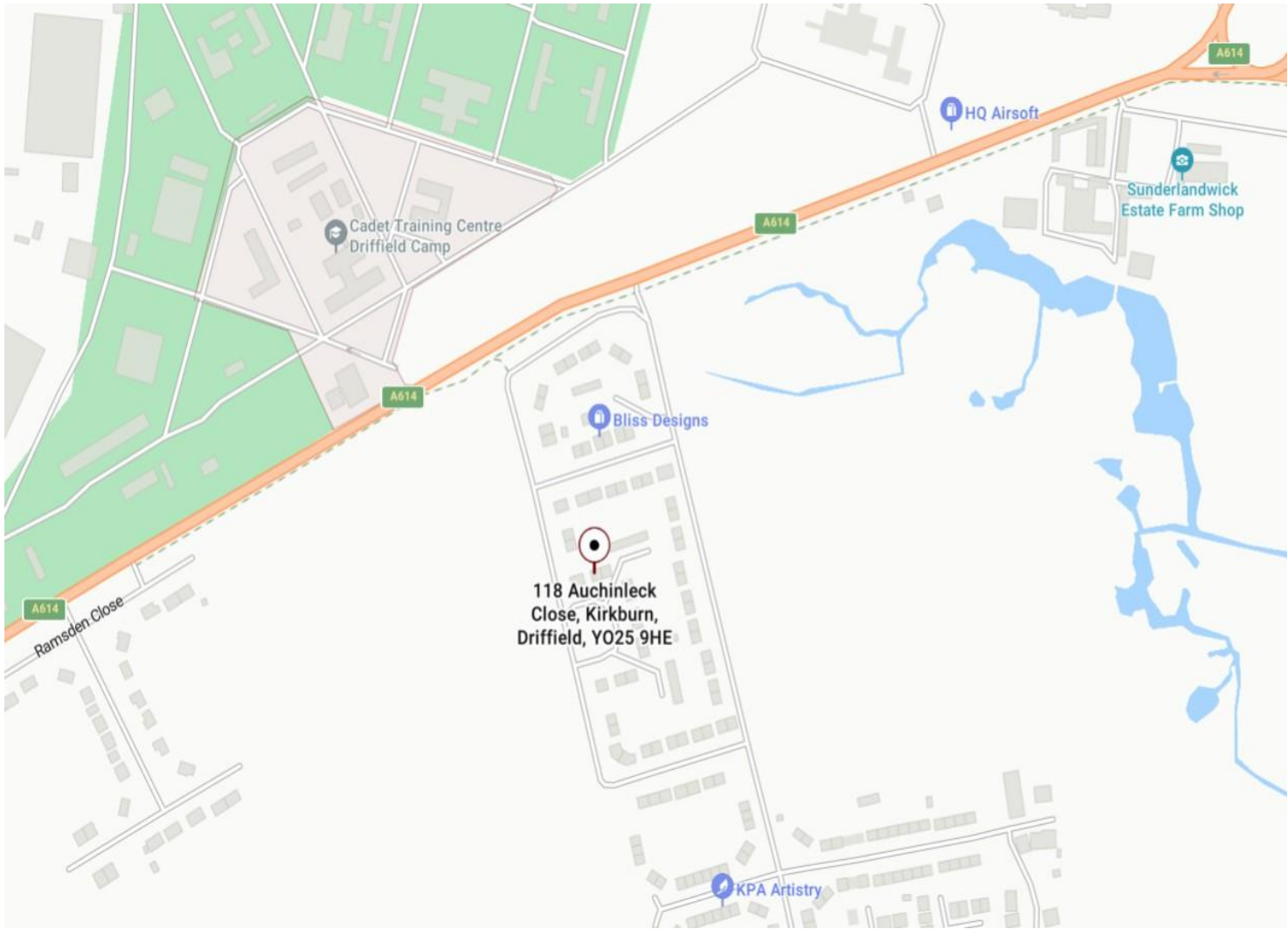


Floor 0



Floor 1





■ Est. 1891 ■  
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