



18 Whitelands
Driffield
YO25 5YW

ASKING PRICE OF

£275,000

4 Bedroom Detached House



Garden



4



2



2



Off Road
Parking



Gas Central Heating

18 Whitelands, Driffield, YO25 5YW

A substantial detached house located in one of Driffield's most in demand locations. Offering four bedroomed accommodation. The property is in need of general updating and re-fitting but offers an excellent opportunity for buyers to create their dream home - finished to their own tastes and standards!

Works required include a comprehensive re-decoration, new floor coverings throughout, re-fitting of kitchen and perhaps utility room with optional re-fitting of bathroom and en-suite.

OFFERS ARE ENCOURAGED in respect of the property, with all reasonable offers being considered.

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



Dining Room



Kitchen



Utility Room

Accommodation

ENTRANCE HALL

11' 2" x 2' 10" (3.41m x 0.87m)

With staircase leading off having a spindled bannister.

Laminate flooring. Radiator.

CLOAKROOM/WC

With low level suite comprising vanity wash hand basin and low level WC.

LOUNGE

14' 10" x 10' 9" (4.53m x 3.28m)

Large bay window with fireplace and fire in situ. Coved ceiling.

Double panelled radiator.

Double doors leading into:

DINING ROOM

10' 0" x 9' 3" (3.06m x 2.83m)

With French doors onto the rear garden. Coved ceiling.

Radiator.

Door leading into:

KITCHEN

10' 7" x 9' 2" (3.23m x 2.80m)

With inset one and a half bowl stainless steel sink and base cupboard beneath. Remaining kitchen cupboards being finished with Shaker-style doors and including double electric oven plus four ring gas hob with stainless steel splashback and pull-out extractor fan. Ceramic tiled floor. Radiator.

Leading into:

UTILITY ROOM

8' 6" x 7' 10" (2.60m x 2.39m)

With stainless steel sink and base cupboard beneath plus additional base cupboard and worktop. Wall hung boiler. Radiator. Door to rear and personal door into the garage.

FIRST FLOOR LANDING

BEDROOM 1

11' 7" x 9' 6" (3.54m x 2.90m)

With rear facing window. Radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

EN-SUITE

5' 7" x 5' 4" (1.71m x 1.64m)

With vanity wash hand basin and shower enclosure with sliding glass door and low level WC. Fully tiled walls. Radiator.

BEDROOM 2

11' 9" x 8' 2" (3.60m x 2.51m)

With front facing dual windows. Radiator.

BEDROOM 3

9' 1" x 7' 2" (2.79m x 2.20m)

With dual front facing windows. Radiator.

BEDROOM 4

9' 2" x 6' 3" (2.80m x 1.91m)

With rear facing window. Radiator.

HOUSE BATHROOM

7' 2" x 5' 11" (2.19m x 1.81m)

With fitted suite comprising panelled bath, low level WC and vanity style wash hand basin with overhead cupboards. Shower over the bath with glass side screen. Fully tiled walls. Double panelled radiator.

OUTSIDE

The property stands nicely back from the road behind a good-sized expanse of front forecourt. The majority of the forecourt is block paved and provides generous off-street parking for multiple vehicles. There is also a small area of front garden. In addition, the block paving extends to the side of the property providing useful additional storage.

To the rear of the property is a paved patio plus raised deck area along with a shaped lawn and gravelled bed. The garden is fully enclosed with a timber fence.

CENTRAL HEATING

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

DOUBLE GLAZING

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.



Bathroom

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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 109 sq m (1,171 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

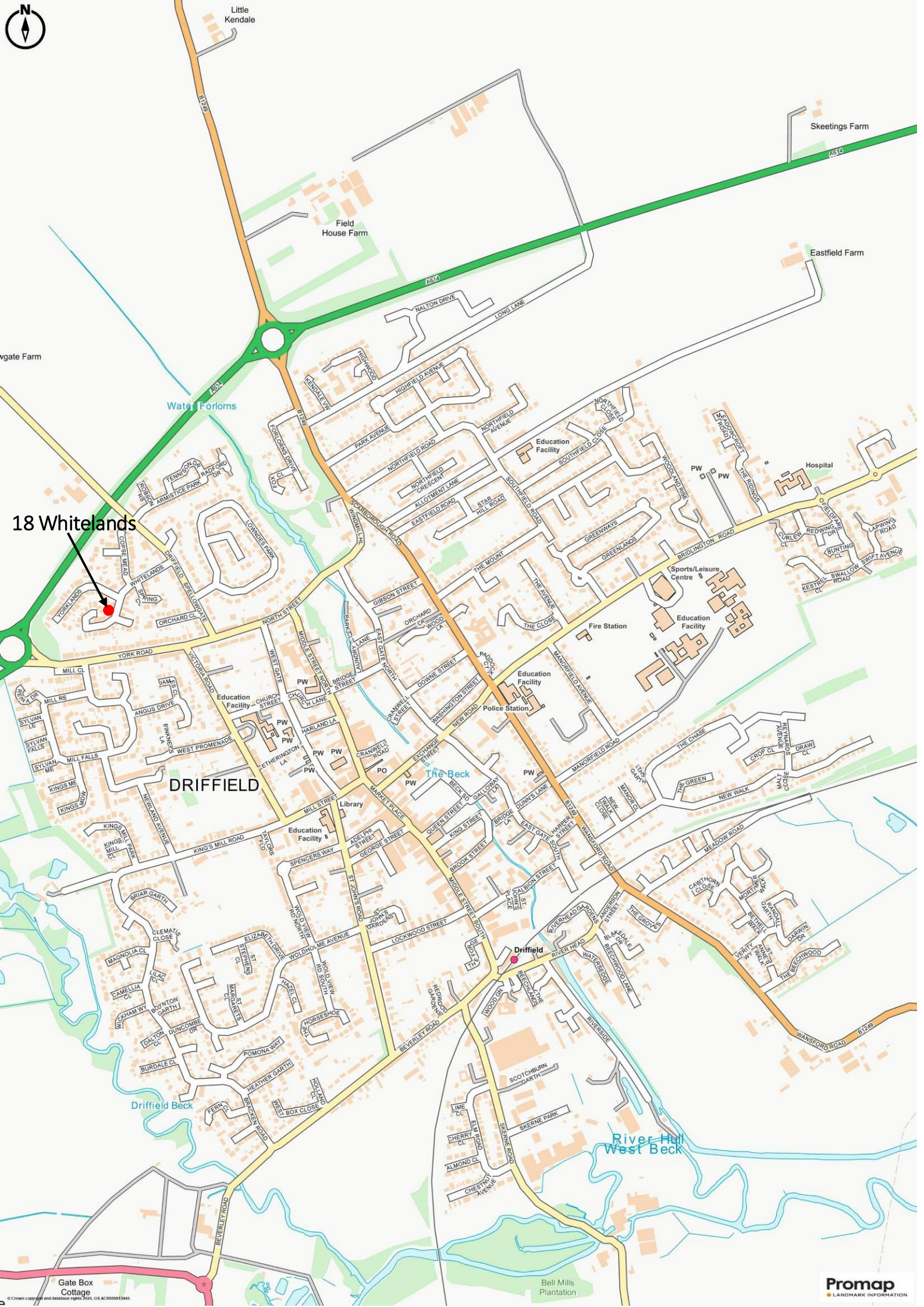


Floor 0



Floor 1





▪ Est. 1891 ▪
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