



1 Spencers Way  
Driffield  
YO25 6RH

ASKING PRICE OF

**£280,000**

**Up to 5 Bedroom Semi-Detached House**





Front Elevation

 Up to 5
  2
  2
  Off Road Parking
  Gas Central Heating

## 1 Spencers Way, Driffield, YO25 6RH

This is a quite deceptive semi-detached property in a prime residential location within only a short walk of the town centre. Indeed, the rather modest façade of this property hides a wealth of versatile accommodation which is both spacious and superbly presented throughout being in a move-in-condition. The layout itself provides owners the opportunity to have bedrooms on the ground floor as well as on the first floor and the accommodation could include up to four bedrooms plus a large walk-in wardrobe on the first floor. The remaining ground floor accommodation features a delightful bay fronted lounge plus super open plan day room and kitchen that includes a beautifully fitted kitchen area as well as separate utility space and dayroom area with staircase leading of to the first floor. French doors lead out from this space onto a modern decked area.

To the rear of the property is an enclosed area of garden that is low maintenance and has a sunny south-westerly facing aspect.

The location of this property cannot be understated and, we anticipate that this superb home will impress every single person wishing to view!

### 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.

### ENTRANCE HALL





Day Room/Kitchen



Kitchen



Day Room



Lounge

## Accommodation

5' 9" x 4' 3" (1.76m x 1.32m)  
and (5.01m x 0.85m) An irregular shaped, but welcoming, entrance to the property and featuring a double built-in cupboard. Double panelled radiator.

### CLOAKROOM/WC

9' 6" x 5' 9" (2.92m x 1.77m)  
With a mains plumbed in walk-in shower with glass side screen. Vanity style wash hand basin and WC. Extractor fan. Integrated towel radiator.

### LOUNGE

13' 8" x 13' 6" (4.19m x 4.14m)  
An irregular sized room with an attractive front facing bay window plus additional side window. Feature fireplace with gas fire in situ. Coved ceiling. Radiator.

### DAY ROOM/KITCHEN

13' 2" x 10' 10" (4.03m x 3.31m)  
A beautiful open plan space with staircase leading off having a spindled banister. Door and Double French doors leading out onto a raised timber deck. Inset ceiling lighting. Coved ceiling. Radiator.

Open plan into an attractive Kitchen area (6.20m x 5.29m)

being fitted with a range of predominantly base cupboards and featuring solid wood Shaker style doors with brushed chrome effect handles. Full height pull-out pantry style cupboards. Integrated dishwasher and NEFF double oven plus electric hob with extractor over.

### UTILITY AREA

4' 5" x 4' 0" (1.36m x 1.24m)  
With wall hung boiler, rear facing window and space and plumbing for automatic washing machine.

### GROUND FLOOR BEDROOM 1

13' 1" x 12' 2" (3.99m x 3.71m)  
With rear facing window and double built-in wardrobes. Double panelled radiator.

### GROUND FLOOR BEDROOM 2

12' 10" x 6' 7" (3.93m x 2.02m)  
With front facing window and built-in cupboard. Radiator.

### FIRST FLOOR LANDING

With large built-in storage cupboard.

### BEDROOM 3



Cloaks/WC



Bedroom 1



Bedroom 2



Bedroom 3

15' 2" x 13' 6" (4.64m x 4.13m)

An irregular shaped room with sloping ceilings and restricted head height in places. Double panelled radiator.

#### EN-SUITE

6' 9" x 5' 6" (2.07m x 1.70m)

With curved edge bath and having a shower over, low level WC and half pedestal wash hand basin.

#### BEDROOM 4

12' 7" x 11' 4" (3.85m x 3.47m)

With rear facing window. Radiator.

#### BEDROOM 5/WALK-IN WARDROBE

11' 6" x 7' 5" (3.52m x 2.28m)

With sloping ceiling and restrictive head height.

#### STORAGE CUPBOARD

7' 11" x 6' 11" (2.42m x 2.13m)

Access from the landing into a large storage cupboard.

#### OUTSIDE

The property stands on a good sized plot with large wide frontage. There is vehicle access off Spencers Way with parking facilities. To the rear is an enclosed area of block paved courtyard which has a south-westerly facing aspect as well as

timber deck with retaining gallery immediately adjacent to the property.

#### 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.

#### COUNCIL TAX

Band C.

#### ENERGY PERFORMANCE CERTIFICATE

Rating (assessment required).

#### NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only.





En-Suite



Bedroom 4

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

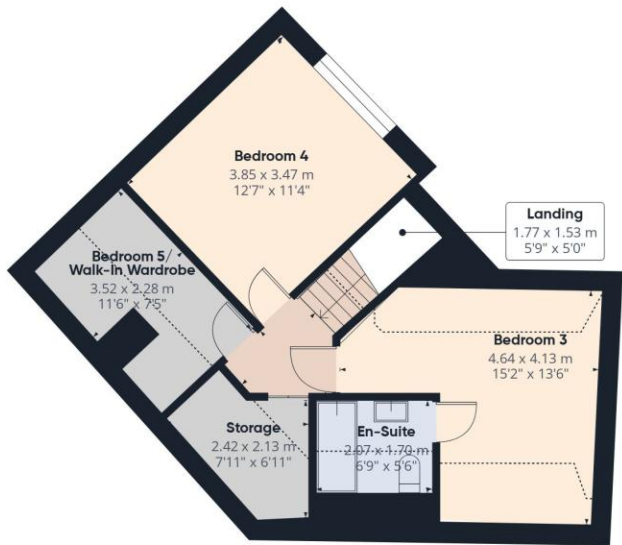


Timber deck

The digitally calculated floor area is 135 sq m (1,455 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



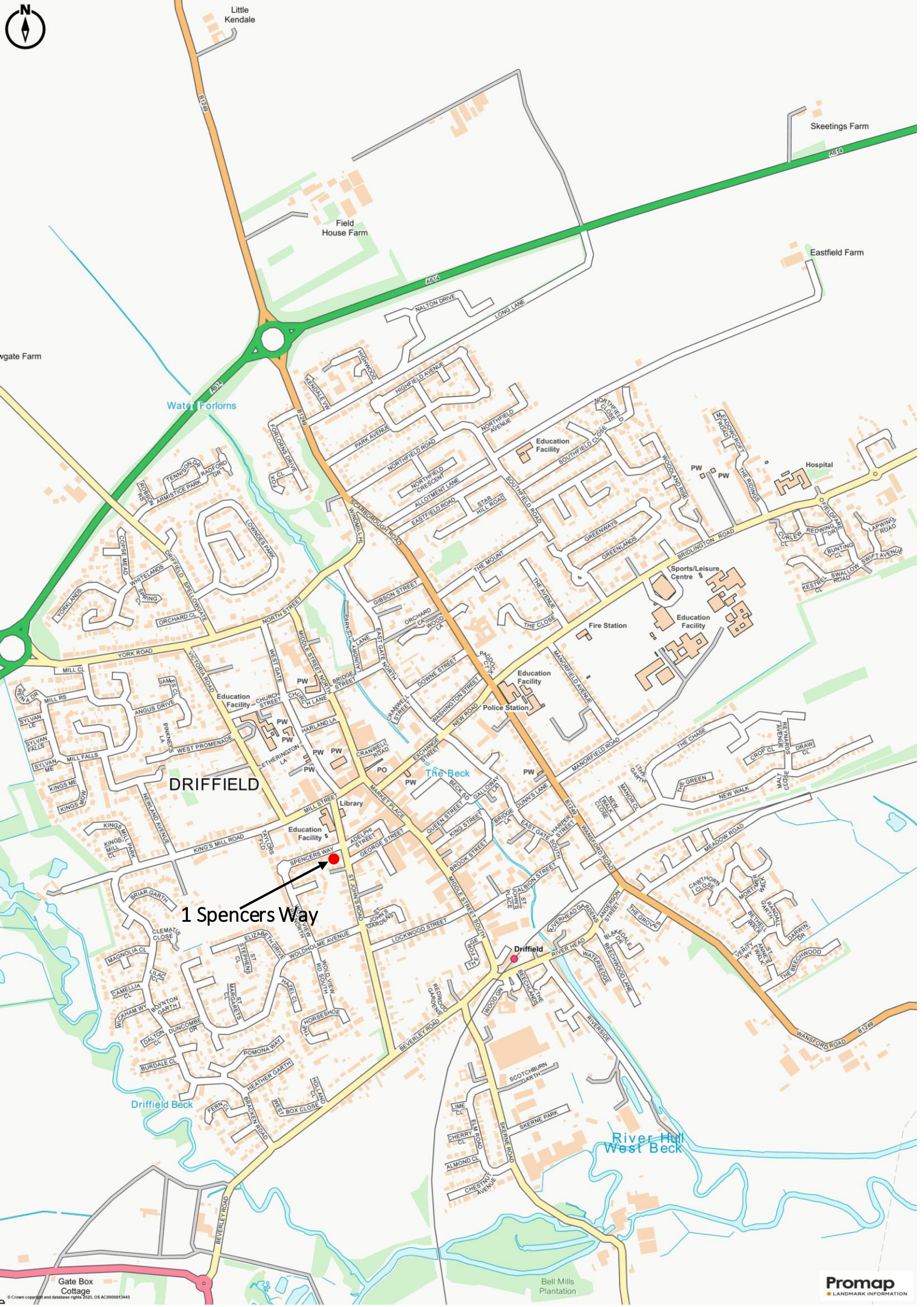
Floor 0



Floor 1







Water Forlorn

DRIFFIELD

1 Spencers Way

Driffield Beck

The Beck

River Hull  
West Beck

Gate Box  
Cottage

Bell Mills  
Plantation

Promap  
LANDMARK INFORMATION



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