



24 Kings Mill Road
Driffield
YO25 6TT

ASKING PRICE OF

£350,000

3 Bedroom Detached House



Garden



Off Road
Parking



Gas Central Heating

24 Kings Mill Road, Driffield, YO25 6TT

RARELY AVAILABLE in such a fine residential location, this is a quality, bay fronted detached house which offers delightful views across the Bowls Club and onto the Town Cricket and Recreation Club. The location is also extremely convenient for access into the town centre which is within level walking distance. Local beauty spots such as the Millennium Green and Kings Mill are also within a very short walk!

The accommodation itself is generous and has been well maintained by the previous owner whilst also allowing scope for further development in line with the new owners own tastes and requirements. **We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.**

The level of accommodation includes Reception Hall, two Reception Rooms plus Breakfast Kitchen and separate Utility Room along with ground floor WC. Three bedrooms are located on the first floor along with house bathroom. There is off-street parking to the front courtesy of a very attractive block paved drive and this leads to a single garage.

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



VIRTUALLY STAGED - Lounge



Dining Room



VIRTUALLY STAGED - Dining Room

Accommodation

RECEPTION HALL

12' 10" x 7' 3" (3.93m x 2.23m)

With staircase leading off to the first floor. Attractive parquet-style flooring, understairs storage cupboard. Radiator.

Accessed via an attractive partially glazed door featuring windows either side.

LOUNGE

12' 3" x 11' 9" (3.75m x 3.60m)

With front facing rounded bay window and curved radiator. Coved ceiling. Yorkstone-style fireplace with inset fire in situ.

Double doors leading into:

DINING ROOM

17' 3" x 10' 9" (5.27m x 3.30m)

Again, with a feature fireplace having a fire in situ, built-in alcove cupboards with shelving. Decorative ceiling coving. Radiator.

This room is extended and features a large window plus predominantly glazed door leading out onto the rear garden.

KITCHEN

13' 8" x 8' 7" (4.18m x 2.62m)

Extensively fitted with a traditional range of kitchen units featuring base and drawer units with worktops over along with wall mounted cupboards to match. Integrated appliances include a fridge, electric oven and gas hob plus extractor over. Inset one and a half bowl sink with swan neck mixer tap and single drainer. Ample space for a breakfast table. Radiator.

Door leading into:

UTILITY ROOM

11' 8" x 5' 5" (3.58m x 1.66m)

With wall hung gas fired boiler. Space and plumbing for automatic washing machine plus worktop and wall mounted cupboard. Provision for a freezer and personal door into the garage. Door to the exterior.

CLOAKROOM/WC

With low level WC and wash hand basin.

FIRST FLOOR LANDING

With attractive side window.



Kitchen



VIRTUALLY STAGED - Kitchen



Kitchen



VIRTUALLY STAGED - Kitchen

BEDROOM 1

12' 4" x 11' 10" (3.77m x 3.61m)

With rounded bay window, offering very attractive views across the Bowling Club. Coved ceiling and rounded radiator.

BEDROOM 2

13' 4" x 10' 10" (4.08m x 3.32m)

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

BEDROOM 3

8' 2" x 7' 4" (2.51m x 2.25m)

With front facing window. Decorative ceiling coving. Radiator.

BATHROOM

A fully tiled room featuring panelled bath having a shower over with shower rail, vanity suite comprising wash hand basin and low level WC. Built-in linen cupboard. Radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt which is predominantly block paved and also gravelled. This provides ample car parking for multiple vehicles and leads to the attached garage.

SINGLE GARAGE

15' 9" x 8' 11" (4.82m x 2.73m)

With electric power and lighting connected. To the rear of the property is an attractive area of garden featuring generous lawn with side borders plus side patio and seating areas. Garden shed.

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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating D.



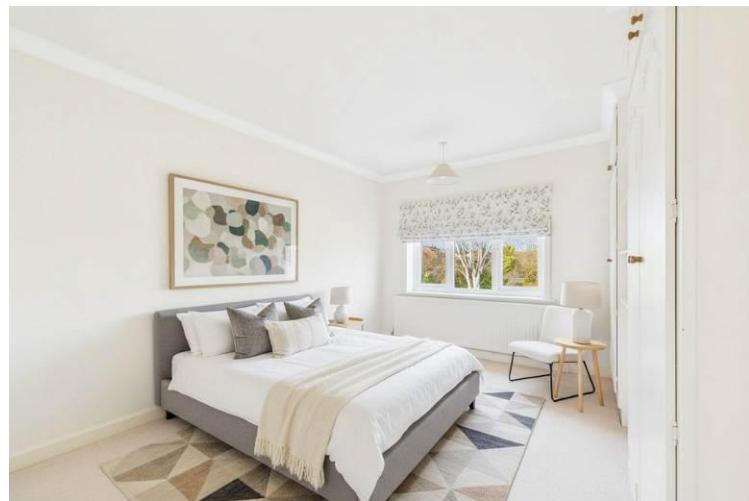
Bedroom 1



VIRTUALLY STAGED - Bedroom 1



Bedroom 2



VIRTUALLY STAGED - Bedroom 2

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 Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Bedroom 3



VIRTUALLY STAGED - Bedroom 3



Bathroom



VIRTUALLY STAGED - Bathroom



Rear Elevation



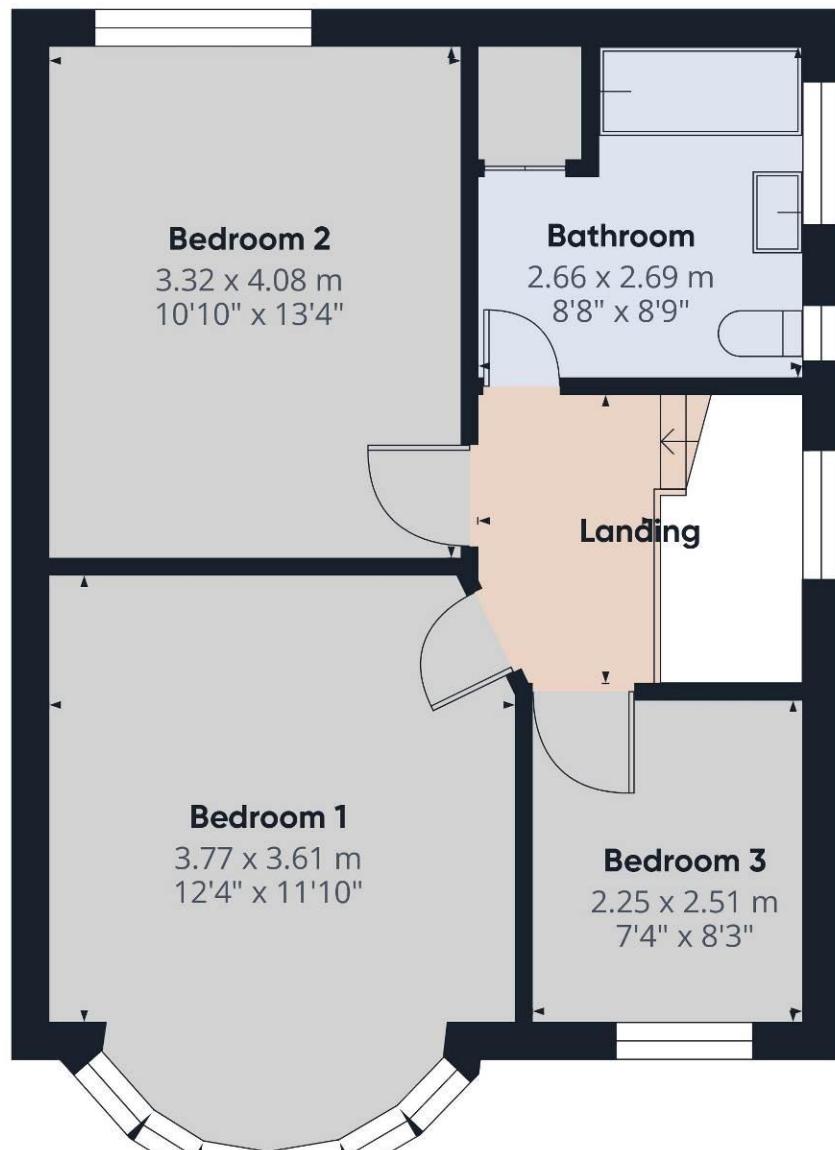
Rear Elevation



Garden

The digitally calculated floor area is 121 sq m (1,305 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Testimonials

“ Ullyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ullyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

“ The team at Ullyotts were great to deal with during our recent house purchase. A very professional team.

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ullyotts. Great Job!

▪ Est. 1891 ▪

Ullyotts

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