



21 Elm Road  
Driffield  
YO25 6SQ

ASKING PRICE OF

**£225,000**

**3 Bedroom Semi-Detached House**



Breakfast Kitchen



3



2



1



Garage & Off  
Road Parking



Gas Central Heating

## 21 Elm Road, Driffield, YO25 6SQ

Having been extended to the rear, this property now provides enhanced living space that includes two reception rooms along with a large breakfast kitchen. The additional reception room is currently used as a Study, however, has the potential of being extremely versatile and could be used as a ground floor bedroom, if required.

The remaining accommodation includes three bedrooms on the first floor along with house bathroom. Elm Road is well situated for access into town which is within level walking distance.

This house has an excellent specification that includes recently installed uPVC windows, an efficient gas fired central heating boiler and integrated alarm system. **The rear garden is enclosed and offers superb privacy as well as security.**

### 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



Lounge



Study/Office



Breakfast Kitchen

## Accommodation

### ENTRANCE HALL

5' 10" x 4' 4" (1.78m x 1.34m)

With straight flight staircase leading off. Radiator.

### LOUNGE WITH DINING AREA

286' 0" x 7' 1" (87.18m x 2.17m)

With front facing window and feature fire surround with electric fire in situ. Wood effect flooring and coved ceiling. Built-in understairs storage cupboard. Double panelled radiator.

There is ample space for a dining table.

### STUDY/OFFICE

9' 8" x 8' 6" (2.95m x 2.60m)

With side window, fitted furniture and wood effect flooring. Coved ceiling and inset ceiling lighting. Radiator. Wired for 5.1 surround sound.

### BREAKFAST KITCHEN

15' 8" x 10' 10" (4.80m x 3.32m)

With rear facing window and wood effect flooring and fitted range of kitchen units including base and wall mounted cupboards along with coordinating worktops. Inset one bowl stainless steel sink plus integrated appliances including electric

oven and grill plus electric hob with pull out extractor fan. Space and plumbing for a dishwasher and automatic washing machine with space and provision for a dryer. Radiator.

French doors on to the rear garden.

### FIRST FLOOR LANDING

With a built in cupboard which houses the hot water cylinder. Access to boarded loft including ladders.

### BEDROOM 1

11' 3" x 8' 0" (3.44m x 2.45m)

With front facing window and fitted along two walls with a range of wardrobes, bedside cupboards and overhead lockers. Radiator.

### BEDROOM 2

9' 8" x 9' 2" (2.95m x 2.81m)

With rear facing window, fitted wardrobes and overhead lockers plus dressing area. Wall mounted TV (included). Coved ceiling. Radiator.

### BEDROOM 3

7' 9" x 7' 5" (2.37m x 2.27m)

With front facing window and built in range of wardrobes and dressing area. Coved ceiling. Radiator.



Breakfast Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

## BATHROOM

6' 5" x 5' 3" (1.98m x 1.62m)

With suite comprising panelled bath, having a shower over with curved glass screen. The shower is mains fed and benefits from an integrated pumping system. Pedestal wash hand basin and low level WC. Heated chrome towel rail and rear facing window.

## OUTSIDE

The property is set back from the road behind a lawned frontage. There is a block paved side drive which provides off-street parking and leads to a single garage. The garage benefits from electric power and lighting and has been partially divided for the owners use as a small office area.

To the rear of the property is an enclosed area of low maintenance garden featuring gravelled and block paved patio. There is also a personal door to the garage.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC 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 B.

## 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



Bathroom



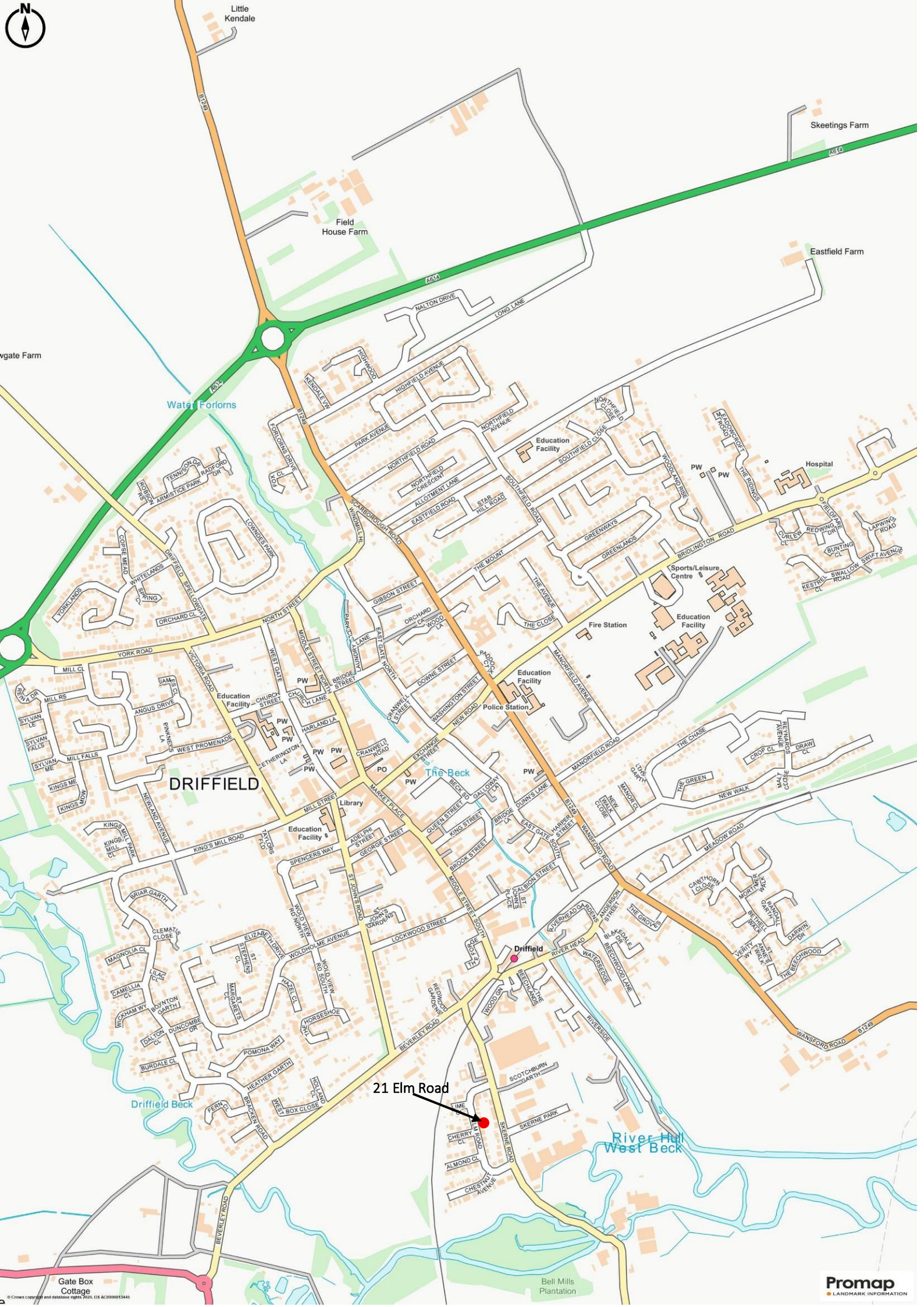
Outside



Rear Elevation

The digitally calculated floor area is 81 sq m (876 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forloms

DRIFFIELD

21 Elm Road

CHERRY CL

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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