Ullyotts
Est. 1891
Estate Agents



108 Bracken Road
Driffield
YO25 6UP

ASKING PRICE OF

£235,000

3 Bedroom Semi-Detached House

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01377 253456



Sunroom

3 | 3 | 1 | Garage & Off Road Parking | Gas Central Heating

108 Bracken Road, Driffield, YO25 6UP

With three well-proportioned double bedrooms, this extended semi-detached house offers everything you could wish for in a family home. Providing approximately 1,012 sq ft of accommodation, the property is deceptively spacious and has been thoughtfully extended to the side, creating a versatile layout ideally suited to modern family living. The ground floor offers a generous front-facing lounge, complemented by an enhanced dining kitchen which flows through into an additional day room. Complete with a log-burning stove, this is a particularly inviting space and the perfect spot to relax and unwind on those cozy evenings.

The first-floor accommodation is equally impressive. A clever design has created a particularly useful central landing area, offering such generous proportions that it could almost be considered a room in its own right. This is further complemented by three double bedrooms and a family bathroom. Outside, those requiring ample off-road parking will be particularly well catered for. A block-paved forecourt provides parking for multiple vehicles, whilst an attached single garage offers additional storage or parking options. To the rear, there is an enclosed, patio-style garden which enjoys a good degree of privacy. Offering sufficient space to sit out and enjoy the warmer months without becoming overly demanding to maintain, it strikes a particularly appealing balance.

Location is always an important consideration, and Bracken Road is a popular residential setting within the market town of Driffield. The property is conveniently positioned within level walking distance of the town centre and is also well placed for access to nearby green space, making it an appealing choice for those who enjoy outdoor pursuits or have four-legged family members.

DRIFFIELD

Driffield remains an established and popular market town, notwithstanding the closure of its livestock market in 2001. The central shopping area continues to provide a weekly market, alongside a varied selection of independent retailers and familiar high-street names, catering for a wide range of everyday shopping requirements. National and discount retailers include B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl, whilst many independent local businesses continue to offer a more personal shopping experience. The town also benefits from an excellent range of recreational and sporting facilities, including a modern Sports Centre with swimming pool, together with cricket, tennis, bowls, football and rugby clubs, gyms, dance facilities and numerous other clubs and associations. Road and rail connections provide convenient links to neighbouring market towns and coastal destinations, including Beverley and Hull, together with onward connections further afield.



Lounge



Lounge



Kitchen



Dining Area

Accommodation

FRONT ENTRANCE DOOR
Leading into:

ENTRANCE HALL
With personal door leading into the garage and also:

CLOAKROOM/WC
With low level WC and vanity style wash hand basin, fully tiled walls. Heated chrome towel rail. Ceramic tiled flooring.

LOUNGE
20' 8" x 11' 7" (6.31m x 3.55m)
A spacious room with staircase leading off to the first floor. Front facing square bay window and double panelled radiator. Coved ceiling.

Door leading into:

DINING AREA
11' 4" x 10' 6" (3.46m x 3.22m)
With a solid wood floor and vertical style radiator. Coved ceiling.

Open plan into:

KITCHEN
12' 11" x 7' 3" (3.94m x 2.22m)
Fitted along three walls with a range of traditionally styled kitchen units including base and drawer units with worktops over and wall mounted cupboards to match, all finished with panelled style doors in medium oak and integrated appliances that include a gas Range-style cooker with extractor over, concealed dishwasher, wine cooler and fridge/freezer. Solid wood floor plus under-cupboard and low level lighting. Inset dual sink with mixer tap.

SUNROOM
11' 4" x 9' 8" (3.47m x 2.97m)
With fitted laminate flooring and corner housed log burning stove. Ceiling mounted inset lighting and views across the garden. Double French doors lead out onto the exterior.

FIRST FLOOR LANDING
8' 11" x 6' 10" (2.73m x 2.10m)
This is a large landing with a galleried bannister. There is sufficient space to create a small through room in its own right. Radiator.

BEDROOM 1
12' 2" x 11' 2" (3.71m x 3.42m) With rear facing window and built-in cupboard over the stairwell. Coved ceiling. Radiator.



Kitchen and Dining Area



Sunroom



First Floor Landing



Bathroom

BEDROOM 2

11' 5" x 11' 3" (3.49m x 3.43m)
With rear facing window and built-in wardrobes with sliding mirrored doors. Radiator.

BEDROOM 3

11' 8" x 8' 11" (3.58m x 2.73m)
With front facing window. Radiator.

BATHROOM

7' 4" x 7' 4" (2.26m x 2.24m)
The bathroom includes a jacuzzi-style bath, low level WC and pedestal wash hand basin plus Quadrant-style shower enclosure having a plumbed-in mains shower, chrome heated towel radiator and being fully tiled.

OUTSIDE

The property is set back from the road behind a block paved forecourt which provides vehicle access and parking for multiple vehicles. Attached to the house is a single garage.

To the rear of the property is a ceramic tiled paved patio plus further area of ornamental planted garden including lawn, gravelled beds and planted beds all within a brickwork and fenced perimeter boundary.

GARAGE

15' 1" x 9' 8" (4.61m x 2.96m)
With front facing up and over door. Electric power and lighting connected. Internal radiator.

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.



Bedroom 1



Bedroom 2



Bedroom 3



Garden

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.

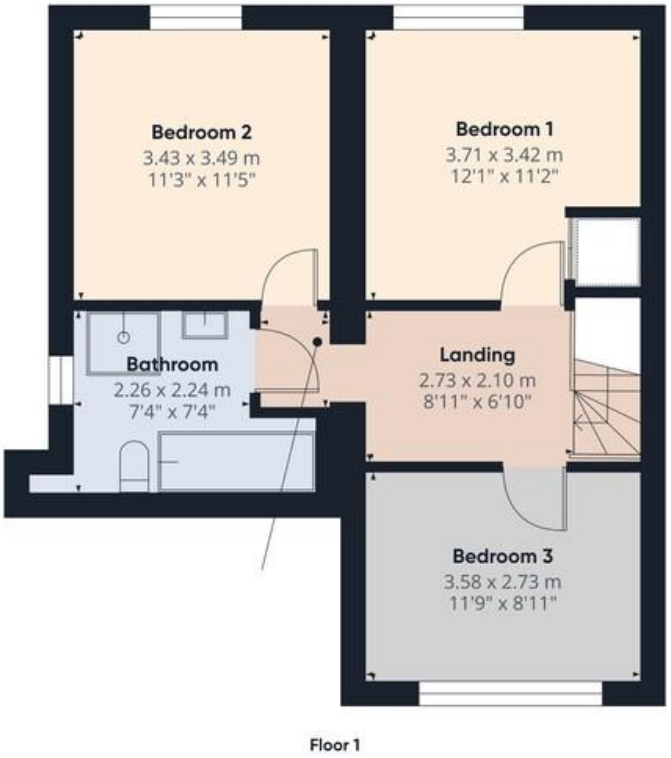
VIEWING

Strictly by appointment with Ullyotts 01377 253456 - Option 1.

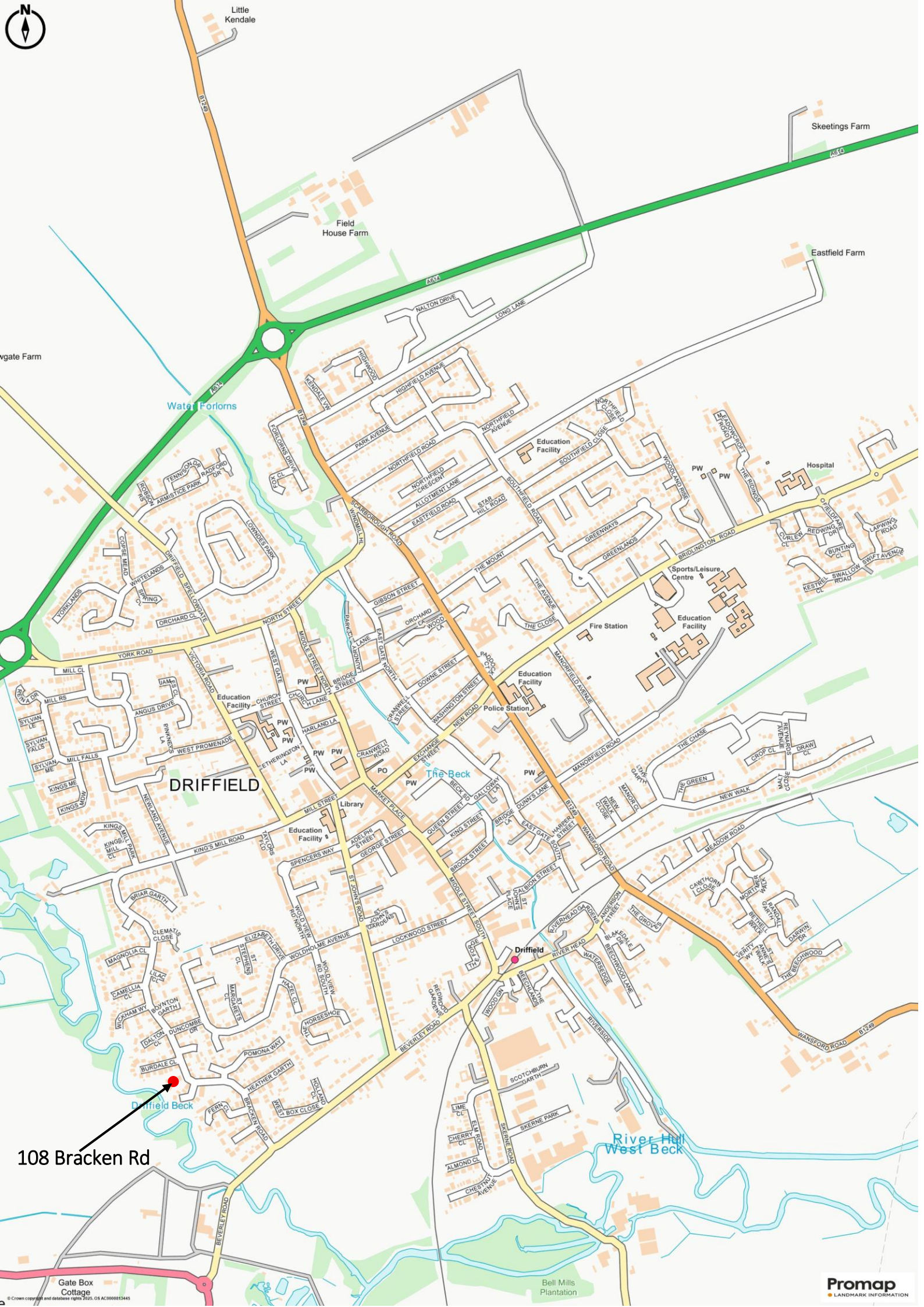
Regulated by RICS

The digitally calculated floor area is 94 sq m (1,013 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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