

‘Hazelwood’
Scarborough Road
Driffield, YO25 5EH

ASKING PRICE OF

£295,000

4 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01377 253456



Garden Cabin

4 | 2 | 2 | Off Road Parking | Gas Central Heating

Scarborough Road, Driffield, YO25 5EH

A beautifully appointed traditional semi-detached house which offers an attractive view across the grounds of Highfield House. The accommodation on offer is generously proportioned and has been thoughtfully extended, now providing true family orientated accommodation that includes an enhanced kitchen and breakfast room, two reception rooms, master bedroom with en-suite and three further first floor bedrooms plus bathroom.

The demands of a growing family have allowed the current sellers to re-work the useage of the rooms utilising the front reception room as a bedroom.

There is extensive parking at the front for multiples vehicles, whilst to the rear is a low maintenance garden.

The garden features two purpose built outbuildings, the first being a substantial cabin which is used as a games room/garden bar and the second being a large summerhouse which is divided into two separate sections which can be easily combined, if required, offering the potential for a variety of uses including remote office or work room/studio.

The property itself is conveniently situated for access to local amenities and also the town centre with Middle Street North being only a short walk away.

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 (currently used as an additional Bedroom)



Lounge - VIRTUALLY STAGED



Sitting Room



Kitchen/Breakfast Room

Accommodation

ENTRANCE HALL
9' 1" x 5' 7" (2.79m x 1.72m)
A delightful entrance hall with attractive staircase leading off to the first floor. Fitted picture rail and built-in understairs storage cupboard. Wood effect flooring. Radiator.

LOUNGE
13' 4" x 10' 8" (4.07m x 3.27m)
Currently used by the vendor as an additional bedroom and having a front facing bay window and feature open fire within an ornate cast iron surround, providing a superb focal point of the room. Fitted picture rail. Radiator.

SITTING ROOM
17' 9" x 10' 5" (5.42m x 3.19m)
A spacious second reception room with fireplace housing a log burning stove. Fitted picture rail and wood effect flooring. Radiator. French doors leading out onto the rear garden.

Opening into:

KITCHEN/BREAKFAST ROOM
16' 2" x 10' 4" (4.94m x 3.15m)
Extensively fitted along two walls with a range of base and wall mounted cupboards. Finished with contemporary Shaker style doors in grey and a marble style worktop. Integrated appliances include electric hob with extractor over plus electric oven and grill. Space and provision for a fridge freezer and inset sink with single drainer. Space and plumbing for automatic washing machine and wood effect flooring. Inset ceiling spotlights.

French doors leading out onto the rear plus window to the side.

FIRST FLOOR LANDING
With access to a boarded loft and having a fitted picture rail.

MASTER BEDROOM
10' 4" x 10' 1" (3.15m x 3.09m)
With rear facing window. Radiator.

EN-SUITE
5' 4" x 5' 3" (1.65m x 1.61m)
With shower enclosure, low level WC and wash hand basin.

BEDROOM 2
13' 2" x 8' 7" (4.02m x 2.64m)
With front facing bay window and built-in cupboards/wardrobes to the alcoves. Fitted picture rail and



Master Bedroom



En-Suite



Bedroom 2



Bedroom 3

radiator.

BEDROOM 3
10' 7" x 6' 11" (3.24m x 2.11m)
With rear facing window. Radiator.

BEDROOM 4
7' 3" x 7' 0" (2.22m x 2.14m)
With front facing window and fitted picture rail. Radiator.

BATHROOM
With suite comprising a panelled bath, having a mains shower over plus side shower screen, pedestal wash hand basin and low level WC. Chrome heated towel radiator and extractor fan.

OUTSIDE
A particular feature of this property is the deep front forecourt which is gravelled and provides extensive parking for multiple vehicles. The views to the front are across to the grounds of Highfield House. Immediately to the rear of the property is a paved patio, this gives way to a large garden cabin (4.00m x 3.00m) currently used as a games room and large enough to accommodate a pool table along with various seating areas, bar and darts facility. Electric power and lighting connected.

Beyond the cabin is a further area of garden, which again is low maintenance, and also includes a large second outbuilding/summerhouse. This is currently divided into two sections both with separate accesses onto the garden area. Section 1: 2.87m x 2.14m and Section 2: 2.87m x 2.15m - both having electric power and lighting connected, if required. These separate areas can be combined by removing the central divider.

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 (awaiting assessment).



Bedroom 4



Bathroom



Garden Cabin



Summerhouse

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.

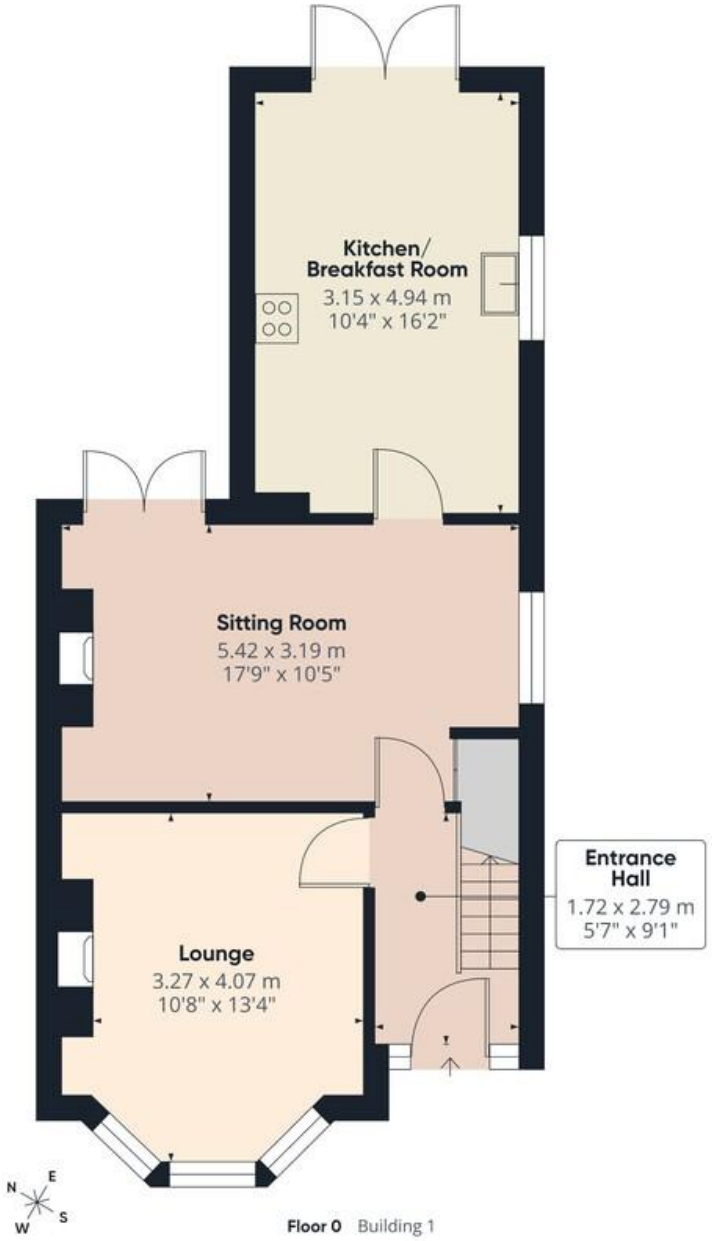
Floor plans are for illustrative purposes only.

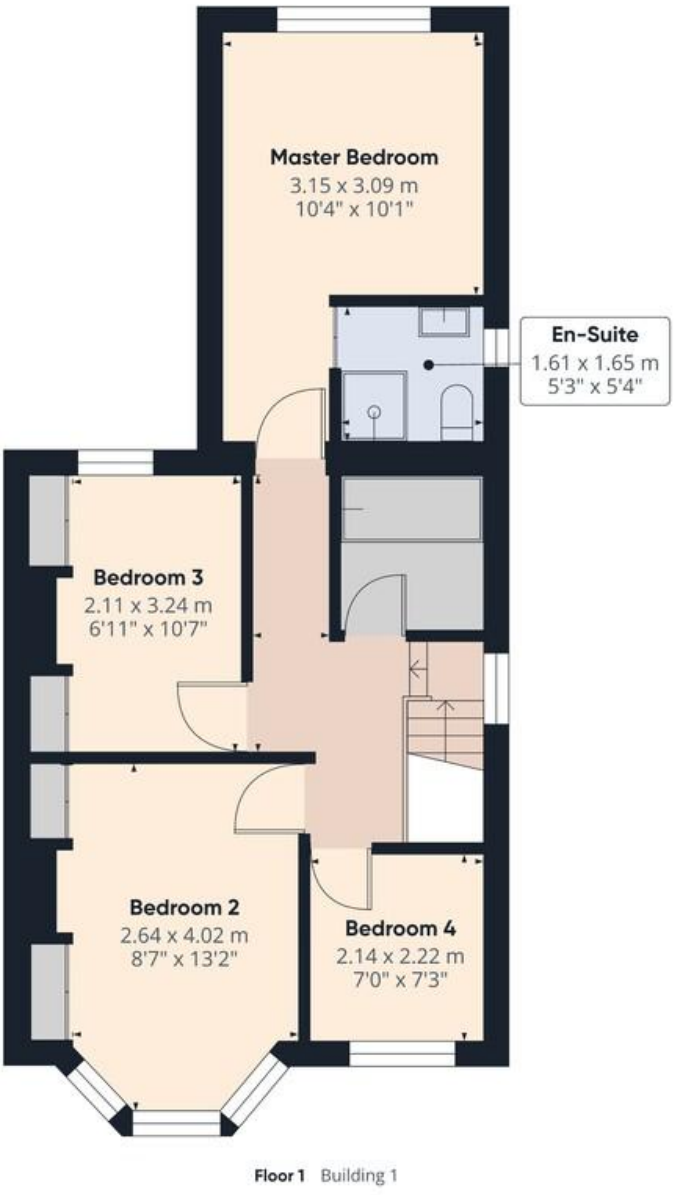
VIEWING

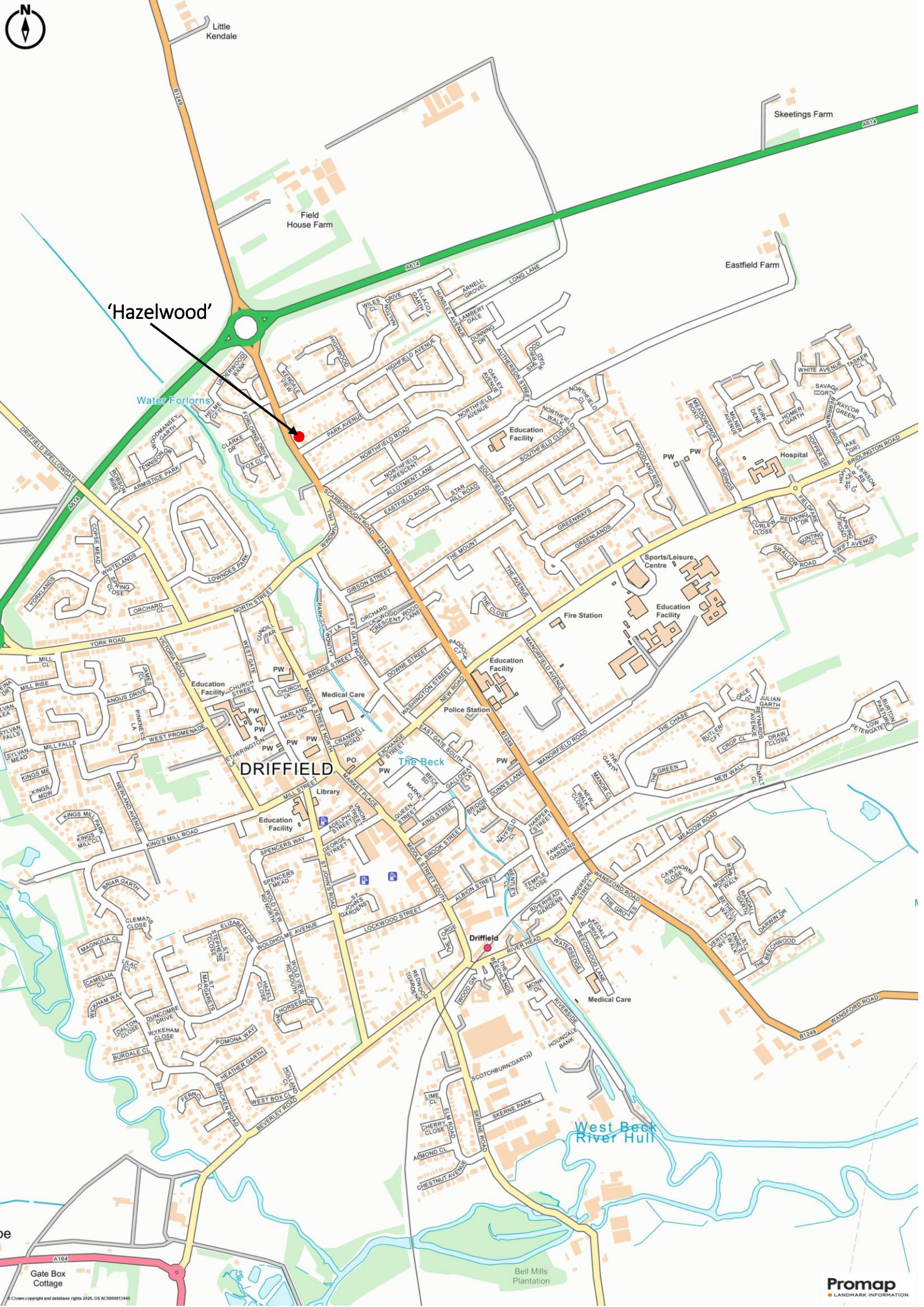
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 85 sq m (911 sq ft). This area may differ from the floor area on the Energy Performance Certificate.






'Hazelwood'
Little Kendale
Skeetings Farm
Field House Farm
Eastfield Farm
Water Forlorns
DRIFFIELD
The Beck
Driffield
Medical Care
Education Facility
Police Station
Fire Station
Library
Hospital
Sports/Leisure Centre
West Beck
River Hull
Gate Box Cottage
Bell Mills Plantation
A614
B1249
A164
DRIFFIELD SKELLOWGATE
SCARBOROUGH ROAD
BRIDLINGTON ROAD
YORK ROAD
NORTH STREET
MILL STREET
NEW ROAD
MANORFIELD ROAD
WANSFORD ROAD
BEVERLEY ROAD
KING'S MILL ROAD
WOLDHOLME AVENUE
LOCKWOOD STREET
RIVER HEAD
MIDDLE BROOK STREET
MIDDLE STREET SOUTH
MIDDLE STREET NORTH
WEST PROMENADE
NORTHFIELD ROAD
SOUTHFIELD ROAD
EASTFIELD ROAD
PARK AVENUE
HIGHFIELD AVENUE
LONG LANE
SKERNE ROAD
SKERNE PARK
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