



6 Easingwood Way
Driffield
YO25 5PJ

£190,000

3 Bedroom Semi-Detached House



Kitchen



3



2



1



Off Road
Parking



Gas Central Heating

6 Easingwood Way, Driffield, YO25 5PJ

Located within an established residential area of Driffield, this is an impressive looking double fronted semi-detached house which provides more accommodation than many of its contemporaries. The property has been well maintained, however, would benefit from some re-decoration which, if carried out, will undoubtedly create a stunning home!

The accommodation on offer initially features a central entrance hall with this giving way to two main reception rooms and a fitted kitchen. Indeed, there is huge scope to combine the dining room and kitchen to create a stunning living kitchen and by adding patio doors to the side, access to the garden could be created from this space.

The first floor features three bedrooms and a bathroom.

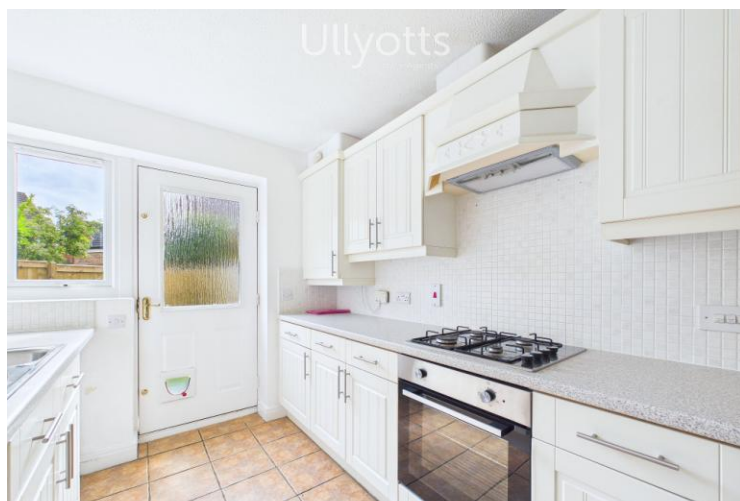
DRIFFIELD

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



Kitchen



Dining Room



Master Bedroom

Accommodation

CENTRAL ENTRANCE

With double panelled radiator. Staircase leading off to the first floor and side window.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Radiator.

LOUNGE

16' 1" x 11' 9" (4.91m x 3.60m)

An extremely light and airy room featuring two side windows and front facing window. Coved ceiling. Two double panelled radiators.

DINING ROOM

10' 2" x 7' 11" (3.11m x 2.41m)

With front facing window and double panelled radiator. Wood flooring. Coved ceiling.

KITCHEN

13' 8" x 7' 6" (4.17m x 2.31m)

With a fitted range of kitchen units along two walls including base and drawer cupboards with a chrome finished handle. Integrated electric oven and gas hob with extractor over. Fitted larder style cupboard and built-in understairs storage

cupboard. Space and plumbing for a dishwasher and automatic washing machine. Cupboard housing the boiler. Radiator.

LANDING

MASTER BEDROOM

11' 9" x 10' 2" (3.60m x 3.11m)

With front and side facing window. Radiator.

BEDROOM 2

10' 4" x 8' 4" (3.16m x 2.55m)

With a front facing window and built-in linen cupboard. Radiator.

BEDROOM 3

7' 3" x 7' 1" (2.23m x 2.17m)

With a side facing window overlooking the garden. Radiator.

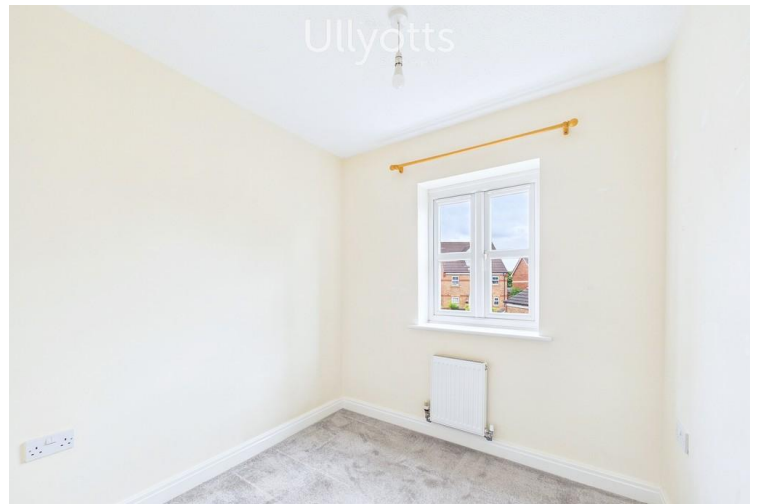
BATHROOM

8' 10" x 5' 6" (2.70m x 1.68m)

With suite comprising panelled bath having a shower from the taps, vanity wash hand basin and low level WC. Fully tiled around the bath with splashback tiling elsewhere, as appropriate. Ceramic tiled floor. Radiator.



Bedroom 2



Bedroom 3



Bathroom



Garden

OUTSIDE

The property stands back from the road behind a shallow front forecourt and to the side are two parking spaces. The garden is accessed from the kitchen and located to the side of the property. It is 'wedge shaped' and predominantly laid to lawn with side borders and additional gravelled area which features a timber 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 C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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.

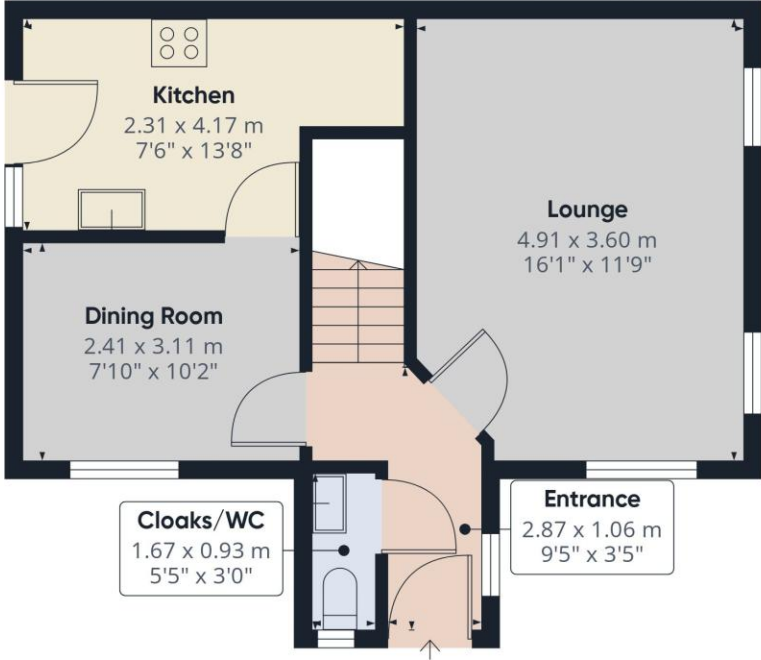
Floor plans are for illustrative purposes only.

VIEWING

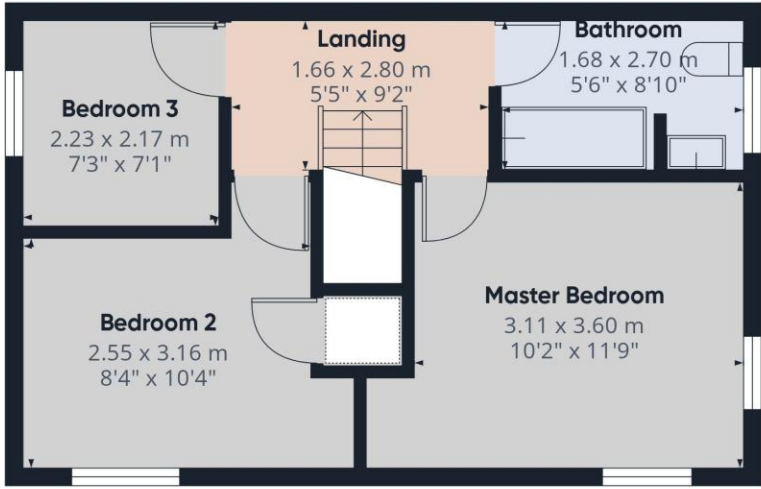
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 75 sq m (812 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





Little Kendale

Sketings Farm

Field House Farm

Eastfield Farm

Water Forlons

vgate Farm

DRIFFIELD

The Beck

6 Easingwood Way

Driffield Beck

River Hull
West Beck

Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION

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