



93 Wansford Road
Driffield

YO25 5NG

ASKING PRICE OF

£195,000

3 Bedroom Mid Terrace House

Est. 1891
Ullyotts
Estate Agents

01377 253456



Patio Area



3



2



2



Off Road
Parking



Gas Central Heating

93 Wansford Road, Driffield, YO25 5NG

Conveniently situated for access into the town centre, this is a modern home benefiting from off street parking as well as enclosed garden to the rear with sunny aspect. The accommodation includes front facing lounge plus additional, sperate dining room and fully fitted modern kitchen along with ground floor cloakroom and WC.

The first floor features a master bedroom with en-suite, two further bedrooms and house bathroom. The garden also features a very useful summerhouse providing additional outside accommodation and potential useage for hobbies, office or even bar.

In summary, this property more accommodation than is generally found within a modern home of this style and viewing is thoroughly recommended.

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



Kitchen



Dining Room

Accommodation

ENTRANCE HALL

With staircase leading off.

LOUNGE

12' 11" x 10' 5" (3.94m x 3.20m)

With front facing window, feature fireplace including gas fire and laminate flooring. Radiator.

KITCHEN

8' 0" x 13' 8" (2.46m x 4.17m)

Comprehensively fitted range of kitchen units by Wren including base, drawer and wall cupboards along with co-ordinating worktops. Inset single sink with single drainer and mixer tap, space for a Rangemaster style cooker with extractor over, space and plumbing for automatic washing machine, space for a fridge/freezer. Laminate floor.

CLOAKROOM/WC

With low level suite comprising WC and wash basin.

DINING ROOM

16' 0" x 7' 10" (4.88m x 2.41m)

Front facing window, laminate floor and French doors on to the patio garden. Radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

12' 5" x 8' 3" (3.81m x 2.53m)

Front facing window. Radiator. Fitted ward robes.

EN-SUITE

With corner shower enclosure having a mixer shower and being fully tiled. Pedestal wash basin with tiled splashback and low level WC.

BEDROOM 2

13' 10" x 8' 0" (4.24m x 2.44m)

Front facing window. Radiator. Fitted ward robes.

BEDROOM 3

8' 3" x 7' 9" (2.53m x 2.37m)

Rear facing window. Radiator. Fitted wardrobes.

SHOWER ROOM

With walk in shower having a glass screen. Fully tiled walls, pedestal wash basin and low level WC.



Master Bedroom



En-Suite



Bedroom 2



Bedroom 3

OUTSIDE

The property stands back from the road behind a shallow front forecourt. There is vehicle access which provides off street parking. To the rear of the property is an enclosed area of patio garden, enclosed by a timber fence. There is also a very useful timber summerhouse which provides additional exterior accommodation, lending itself to a multitude of uses including office, playroom, hobby space or even garden bar.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

SERVICES

All mains services are available at the property.

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.

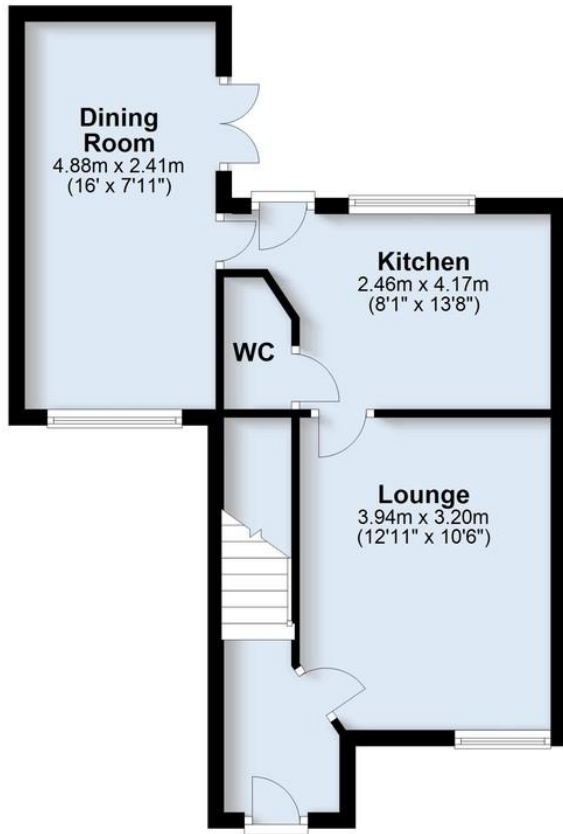
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.
Regulated by RICS



The digitally calculated floor area is 77 sq m (829 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor





93 Wansford Road

DRIFFIELD

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales
- Property Management
- Valuations

