



20 Greenways
Driffield
YO25 5HX

ASKING PRICE OF

£230,000

3 Bedroom Semi-Detached House



Garden



3



1



2



Garage & Off
Road Parking



Gas Central Heating

20 Greenways, Driffield, YO25 5HX

Located within an established residential area, this is quite simply an **OUTSTANDING** family orientated home which has been thoughtfully and thoroughly refurbished prior to going to the market allowing the new owner to have a property in move-in condition.

The property enjoys many modern aspects, such as contemporary oak finished cottage-style doors with chrome accessories throughout, a sleek fully fitted kitchen with range of appliances, luxury bathroom with semi free-standing bath, additional separate shower room with WC and a spacious lounge and dining area. Externally, there is parking to the front and an integrated single garage which has been thoughtfully converted into a useable space which the vendor has been using for working from home. As such, the garage could be easily reconfigured to its original use, if required.

The garden to the rear is enclosed and offers excellent privacy.

In summary, this is perhaps the ultimate family home combining style and modern features with spacious living accommodation, seldom found within similar properties, not to mention the essential two first floor WCs!

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.



Dining Area/Living Room



Dining Area



Living Room



Kitchen

Accommodation

ENTRANCE PORCH

5' 6" x 5' 1" (1.69m x 1.57m)

With attractive mosaic style tiling to the floor and the main access into the house.

ENTRANCE HALL

14' 2" x 5' 6" (4.32m x 1.70m)

With straight flight staircase leading off to the first floor. Luxury vinyl flooring in a tile effect. Double panelled radiator and built-in understairs storage cupboard.

DINING AREA

With front facing window. Coved ceiling. Double panelled radiator.

Open plan into:

LIVING ROOM

27' 11" x 8' 9" (8.51m x 2.67m)

[overall] with rear facing aspect and double French doors with side windows. Wood burning stove within the chimney breast having an oak mantel and polished hearth. Radiator.

KITCHEN

15' 5" x 8' 3" (4.70m x 2.54m)

With sleek finish and being fitted along three walls with a range of base and wall mounted kitchen cupboards and finished with high gloss handle less doors and a low rise worktop. Belfast sink with mixer tap. Integrated dishwasher, fridge freezer, bins and 'Hotpoint' electric oven plus matching microwave. 'Zanussi' induction hob with glass splashback and extractor over. Inset ceiling lighting. Luxury vinyl flooring in a tiled effect, door to the exterior and internal door leading into:

CONVERTED GARAGE

16' 10" x 8' 2" (5.14m x 2.51m)

With electric power and lighting connected.

FIRST FLOOR LANDING

Loft access with full wooden pull down ladder. The loft is fully boarded.

BEDROOM 1

11' 9" x 10' 8" (3.60m x 3.27m)

With front facing window and semi-sloping ceiling. Radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

BEDROOM 2

13' 8" x 8' 4" (4.18m x 2.56m)

With front facing window and semi-sloping ceiling. Built-in storage cupboard. Radiator.

BEDROOM 3

9' 10" x 9' 3" (3.00m x 2.82m)

With rear facing window and alcove. Coved ceiling. Radiator.

BATHROOM

6' 10" x 5' 10" (2.09m x 1.79m)

A luxury suite featuring a semi-freestylng oval bath with contemporary free-standing tap and shower attachment, low level WC and vanity wash hand basin. Inset ceiling lighting and chrome heated towel radiator. Wall hung bathroom mirror with back light.

SHOWER ROOM

7' 7" x 3' 11" (2.32m x 1.21m)

With shower enclosure having a mains shower, vanity low level WC and wash hand basin. Wall mounted heated towel radiator.

OUTSIDE

The property stands back from the roadside behind a gravelled forecourt which provides off-street parking for multiple vehicles in addition to the concrete drive. The drive leads to the integrated single garage (currently converted).

To the rear of the property is an enclosed area of predominantly lawned garden also featuring a paved patio and metal 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.



Garden

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.

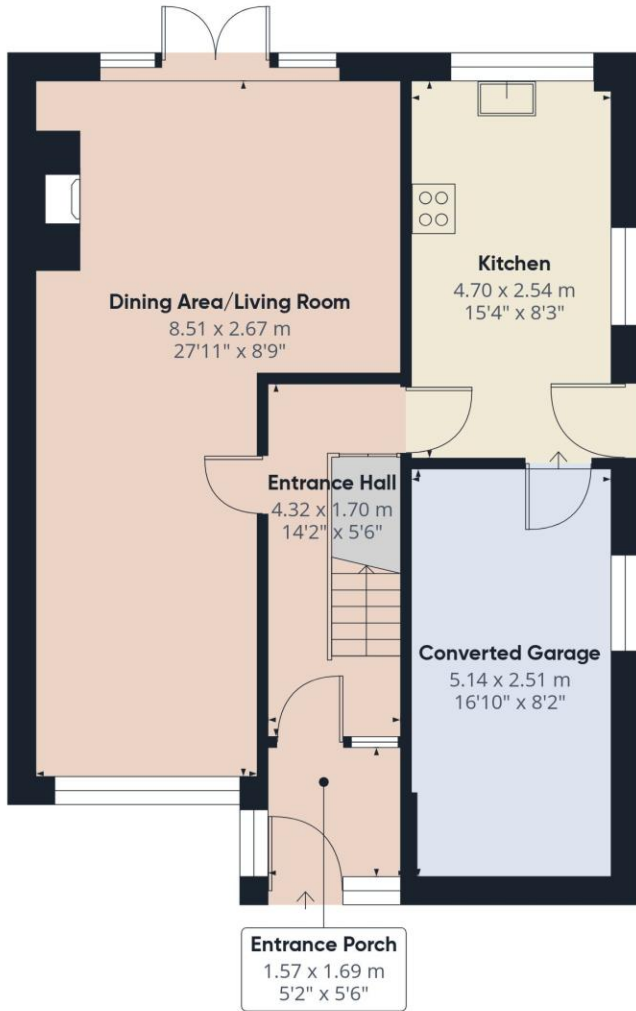
Floor plans are for illustrative purposes only.

VIEWING

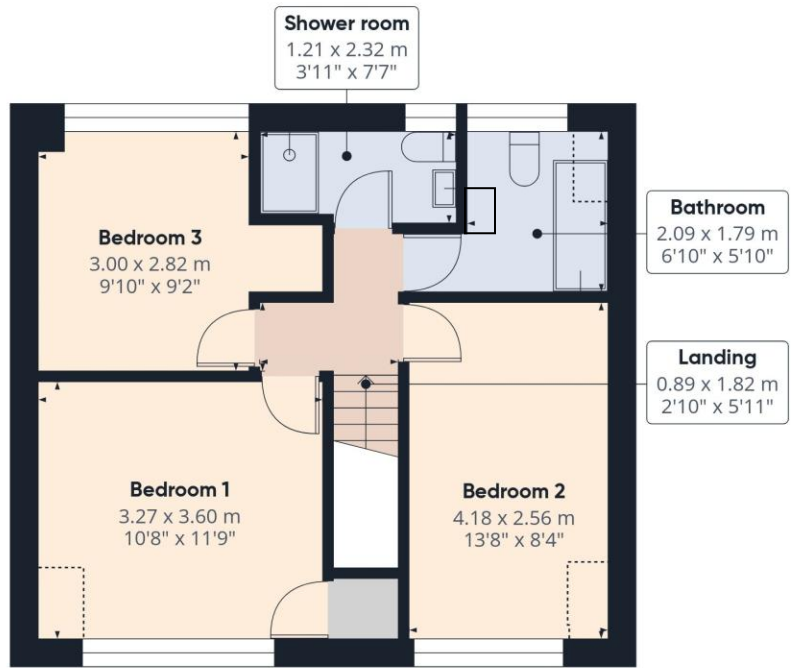
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

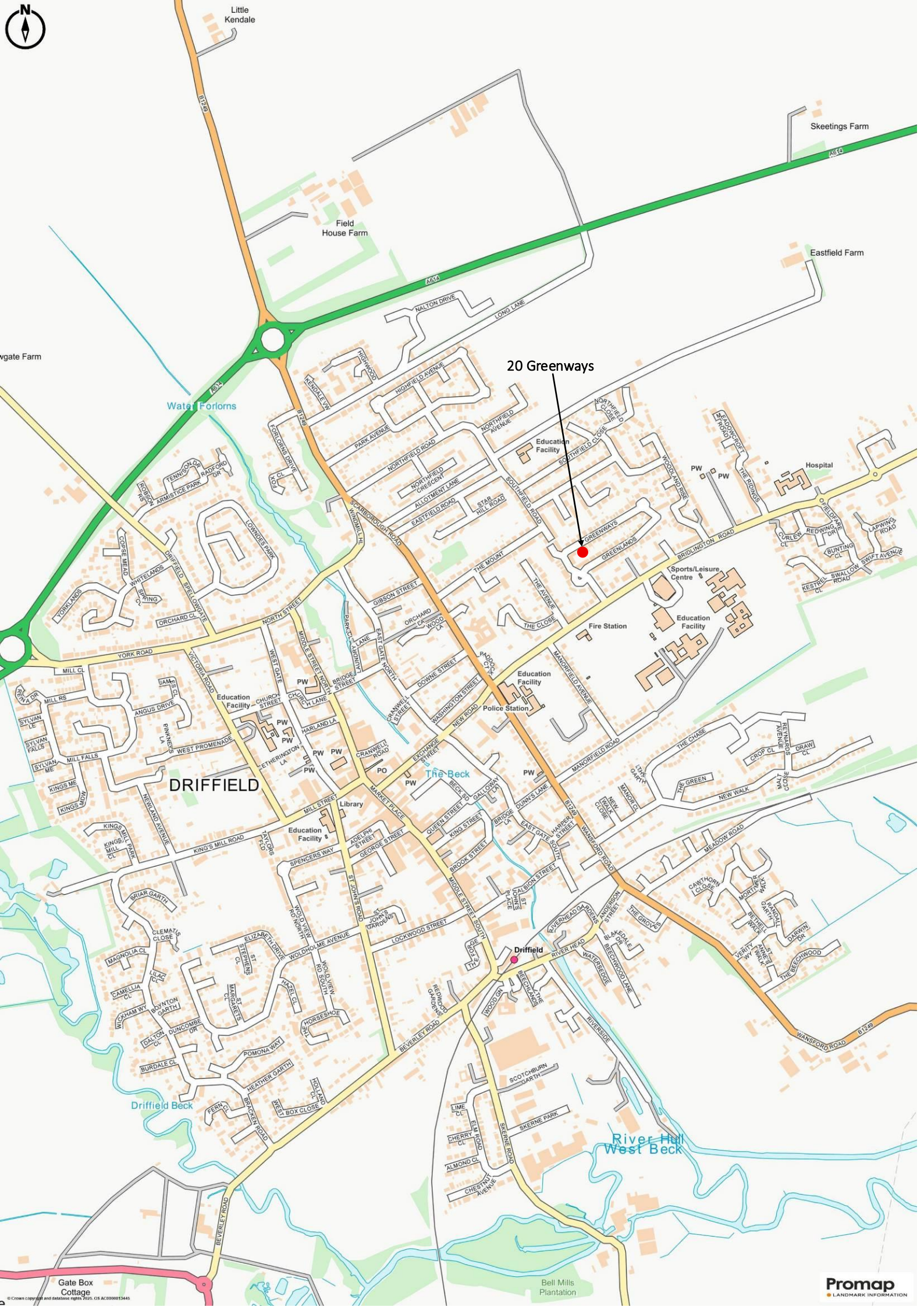
The digitally calculated floor area is 105 sq m (1,136 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Forlons

20 Greenways

Hospital

DRIFFIELD

The Beck

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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