



43 Whitelands
Driffield

YO25 5YW

ASKING PRICE OF

£275,000

3 Bedroom Detached House



Rear Elevation



Garage & Off
Road Parking



Gas Central Heating

43 Whitelands, Driffield, YO25 5YW

An established detached home standing within a quiet cul-de-sac part of the ever popular Whitelands Development in Driffield.

The property provides three bedroom accommodation with enhanced ground floor accommodation which now includes a rear facing conservatory. The remaining ground floor accommodation includes lounge with dining area as well as fitted kitchen plus separate dedicated utility room. There is an attached single garage and side drive.

The particular feature of the property is the rear garden which is attractively maintained and also of good proportion.

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



Dining Room



Conservatory

Accommodation

MAIN ENTRANCE

Into:

ENTRANCE HALL

With straight flight staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

5' 3" x 2' 7" (1.62m x 0.80m)

With bracket wash hand basin and low level WC. Splashback tiling. Radiator.

LOUNGE

13' 8" x 13' 0" (4.19m x 3.97m)

With front facing window and ornamental fire surround with electric fire in situ. Decorative ceiling coving. Radiator.

Arch leading into:

DINING ROOM

9' 8" x 7' 8" (2.95m x 2.36m)

With coved ceiling. Radiator.

French doors leading into:

CONSERVATORY

11' 5" x 9' 1" (3.50m x 2.77m)

Offering attractive views over the garden.

KITCHEN

9' 5" x 8' 2" (2.89m x 2.51m)

Fitted along three walls including base and wall mounted cupboards with contrasting worktops and integrated appliances including electric oven plus electric hob with extractor over. Space and provision for a fridge/freezer. Electric kick space heater. Inset single sink with base cupboard beneath.

UTILITY ROOM

9' 4" x 7' 3" (2.87m x 2.22m)

With a similar range of kitchen units being base cupboards only and also having a worktop. Space and plumbing for automatic washing machine plus space and provision for a dryer.

Inset sink with single drainer and wall mounted boiler. Rear door to the garden and personal door into the garage. Radiator.

LANDING

With built-in storage cupboard.



Kitchen



Utility Room



Bedroom 1



Bedroom 2

BEDROOM 1

12' 0" x 8' 3" (3.68m x 2.54m)

With front facing window and built-in wardrobes. Radiator.

BEDROOM 2

11' 4" x 8' 10" (3.46m x 2.70m)

With rear facing window. Radiator.

BEDROOM 3

7' 10" x 7' 2" (2.41m x 2.19m)

With front facing window. Radiator.

BATHROOM

7' 2" x 5' 6" (2.20m x 1.70m)

With suite comprising a panelled bath with a plumbed-in shower over and curtained rail, low level WC and vanity style wash hand basin with cupboards beneath. Attractive full height tiling. Radiator.

OUTSIDE

The property stands back from the road behind a gravelled front forecourt which provides parking in addition to the tarmac side drive. The drive itself leads to an attached single garage.

To the rear of the property is an attractive area of garden, this being of a good proportion, and predominantly laid to lawn with side planted borders.

In addition, there is a paved patio immediately adjacent to the house/conservatory.

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.



Bathroom



Garden

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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 86 sq m (922 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forloms

Gate Farm

43 Whitelands

Hospital

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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