



14 Whitelands  
Driffield

YO25 5YW

ASKING PRICE OF

**£340,000**

**4 Bedroom Detached House**



Conservatory



4



2



2



Double Garage &  
Off-Road Parking



Gas Central Heating

## 14 Whitelands, Driffield, YO25 5YW

Standing on a substantial corner plot with generous gardens to the front, this is an impressive detached home in one of Driffield's most highly sought-after residential developments - this property having the rare commodity of a double garage!

The accommodation is beautifully presented and includes an attractive lounge along with conservatory, dining room, fitted kitchen and separate utility room.

Built during the early 1990s, Whitelands, and its associated adjacent developments, has established itself as a premium development of detached residences, all having generous established frontages giving the area a very relaxed feel.

**This house has been upgraded to include contemporary oak style interior doors along with fitted kitchen which includes appliances and smart bathrooms.** The accommodation itself is likely to have a wide appeal from families through to discerning buyers wanting a great location within walking distance of the town centre and the added feature of a double garage!

### 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.



Entrance Hall



Cloakroom/WC



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

8' 10" x 5' 11" (2.71m x 1.81m)

A very welcoming Entrance Hall featuring a straight flight staircase having spindled balustrade leading off. Attractive oak finished internal doors to principal rooms. Wood effect flooring. Radiator.

### CLOAKROOM/WC

5' 11" x 3' 7" (1.82m x 1.10m)

### LOUNGE

21' 3" x 10' 7" (6.48m x 3.23m)

With front facing window and feature fire surround having a gas living flame fire in situ. Coved ceiling. Radiator.

Rear facing patio doors leading into:

### CONSERVATORY

8' 7" x 8' 4" (2.64m x 2.56m)

With tiled effect floor and pitched glass ceiling. French doors out onto the rear garden.

### DINING ROOM

12' 1" x 9' 6" (3.70m x 2.91m)

With front facing window and wood effect flooring. Coved ceiling. Radiator.

### KITCHEN

12' 5" x 9' 6" (3.80m x 2.92m)

Comprehensively fitted along three walls with a range of sleek handle less kitchen units including base and drawer cupboards with wall mounted cupboards to match. Integrated electric oven and grill plus gas four ring hob and extractor over. Stainless steel splashback. Inset sink with mixer tap and single drainer. Space for a refrigerator. Radiator.

### UTILITY ROOM

7' 10" x 5' 11" (2.39m x 1.82m)

With fitted cupboards and worktops with stainless steel sink and single drainer. Space and plumbing for automatic washing machine. Wall mounted boiler. Door to the rear.

### FIRST FLOOR LANDING

With attractive oak finished doors leading off.

### BEDROOM 1

12' 4" x 10' 8" (3.76m x 3.27m)

With front facing window. Radiator.

### EN-SUITE

6' 2" x 6' 0" (1.90m x 1.85m)

With bath and having a shower over, low level WC and vanity style wash hand basin. Full tiling around the bath and chrome heated towel radiator.



Utility Room



Dining Room



Bedroom 1

### BEDROOM 2

12' 5" x 9' 8" (3.80m x 2.97m)

With front facing window. Radiator.

### BEDROOM 3

9' 7" x 8' 6" (2.94m x 2.61m)

With rear facing window. Radiator.

### BEDROOM 4

9' 8" x 8' 7" (2.97m x 2.64m)

With rear facing window. Radiator.

### BATHROOM

7' 6" x 5' 4" (2.31m x 1.65m)

With suite comprising panelled bath with half panelling around, low level WC and pedestal wash hand basin with tiled splashback. Chrome heated towel radiator.

### OUTSIDE

The property stands on an attractive corner plot with extensive gardens to the front and lead onto the side. The gardens are predominantly lawned with mature shrubs and a semi-mature laurel hedged front boundary.

### GARDENS

The rear garden is relatively low maintenance comprising various areas including small lawned area, gravelled and



En-Suite

planted beds, a patio area and further area of gravelled garden to the side with raised planted beds.

### DOUBLE GARAGE

A double drive, off Yorklands, leads to a double garage with twin up and over doors. Personal door to the side.

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

UPVC double glazing throughout.

### TENURE

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

### SERVICES

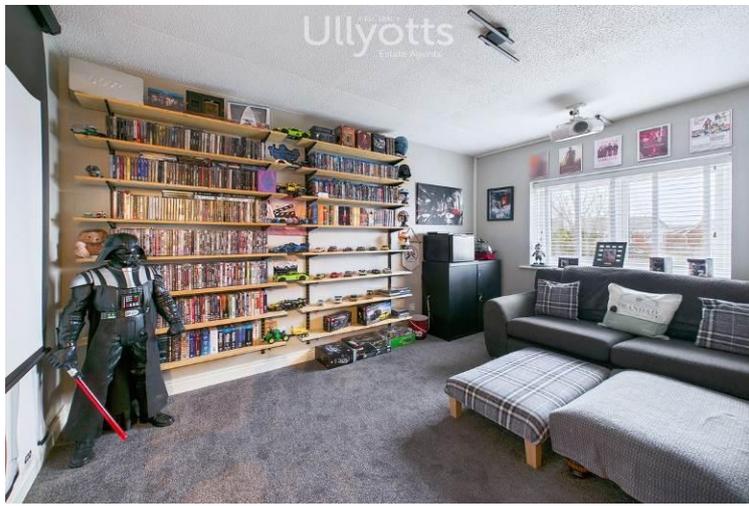
All mains services are available at the property.

### COUNCIL TAX

Band E.

### ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

**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

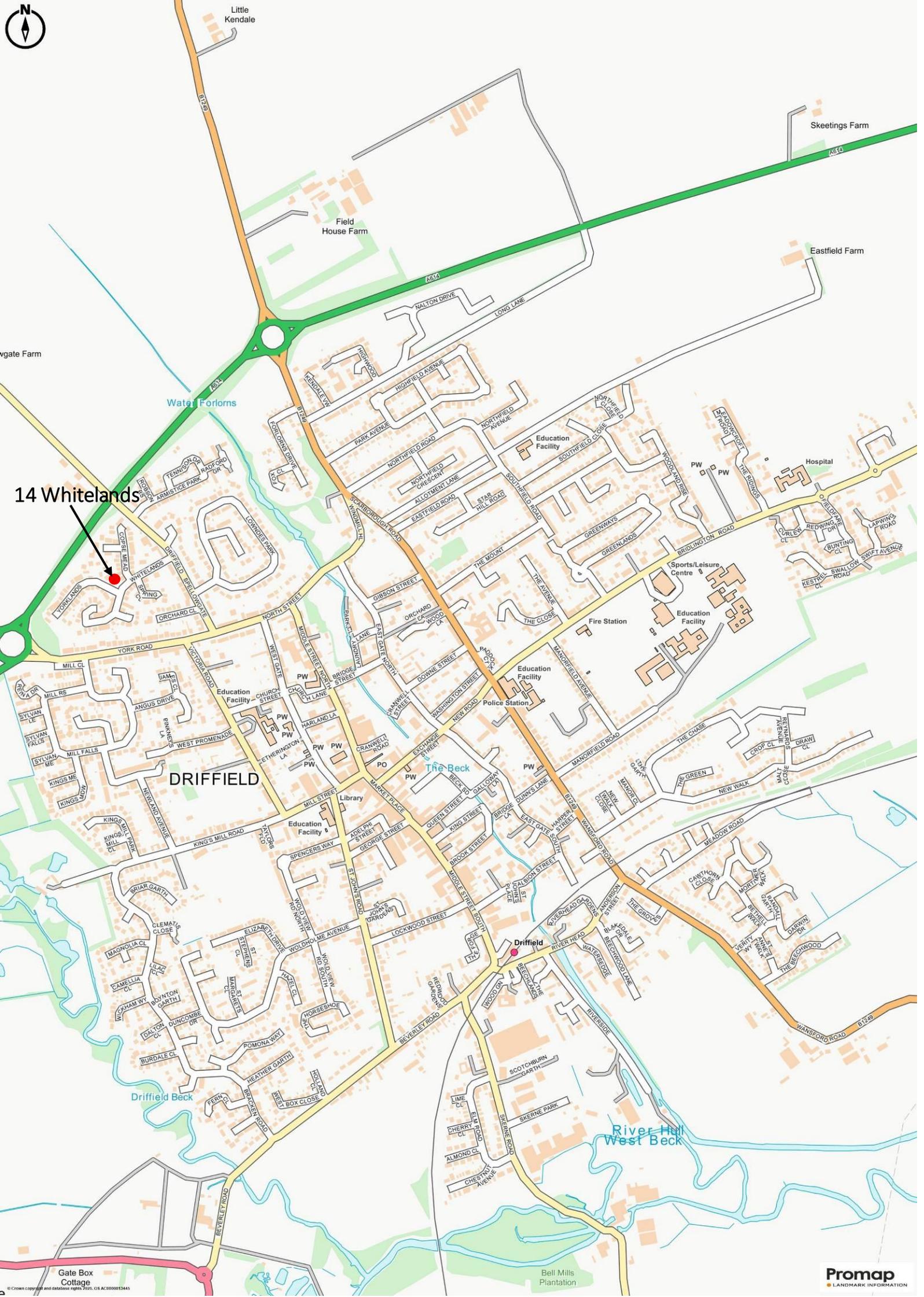


Rear Elevation & Double Garage



The digitally calculated floor area is 110 sq m (1184 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





14 Whitelands

Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

Gate Farm

Hospital

Sports/Leisure Centre

Fire Station

Police Station

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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