



2 River View  
Wansford  
YO25 8NU

ASKING PRICE OF

**£475,000**

4 Bedroom Semi-Detached House

▪ **Ullyotts** ▪

EST 1891

01377 253456



Dining Kitchen



Excellent  
Parking



Oil Central Heating

## 2 River View, Wansford, YO25 8NU

Located within an attractive rural setting with views out onto Driffield Navigation (canal), this property offers a range of attributes which are seldom available individually, let alone within a single package! Having been much improved by the vendor since their purchase, THIS REALLY IS A GEM OF A PROPERTY.

The accommodation itself is extensive and includes four bedrooms plus large additional landing along with two substantial reception rooms and dining kitchen. Formerly multiple cottages which have been combined, it features traditional beamed ceilings along with wood-burning stoves within both reception rooms. The dining kitchen is again extensive, well-fitted with a contemporary range of kitchen cupboards plus Range cooker which will no doubt form the hub of the whole property.

Externally, there is excellent off-street parking for multiple vehicles and suitable space for vehicles such as a caravan, motorhome, trailer etc. In addition to this, gardens are generously proportioned and have been hugely overhauled by the seller prior to sale.

There are a range of useful outbuildings which again lend themselves to a variety of uses including further scope to convert and extend, potentially for business use or even conversion to form an annex (subject to appropriate consents). There is also a useful secondary vehicle access over adjacent properties on Nafferton Road.

### NEARBY 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.



Sitting Room



Sitting Room



Dining Kitchen



Dining Kitchen with French doors

## Accommodation

### SITTING ROOM

20' 5" x 15' 1" (6.24m x 4.6m)

A substantial main reception room, well lit by four windows and featuring a log burning stove with timber overmantel. Radiator.

### DINING KITCHEN

14' 11" x 20' 5" (4.55m x 6.24m)

Beautifully appointed and extensively fitted with a range of traditionally styled kitchen units finished with Shaker style doors, along with quartz worktops. There is a central island of base cupboards, again with a quartz worktop over. Inset dual ceramic sink with swan neck mixer tap. The adjacent window offers views to the exterior. Freestanding Range cooker, tiled floor and beamed ceiling. Ceiling mounted downlighters and huge space for a dining table which features French doors opening out onto the front garden. Radiator.

Feature staircase leading off to the first floor.

### LOUNGE

15' 3" x 13' 0" (4.66m x 3.97m)

With log burning stove in situ and fitted laminate flooring. French doors leading out onto the front of the property. Beamed ceiling and double panelled radiator.

### UTILITY ROOM

8' 11" x 8' 0" (2.72m x 2.44m)

With ceramic tiled floor and inset sink with base cupboard beneath plus built-in ladder style cupboard. Plumbing for automatic washing machine.

### REAR ENTRANCE HALL

This is probably utilised as the main entrance to the property giving access to the ancillary area of the house and boiler cupboard.

### BOILER ROOM

### SEPARATE WC

With low level WC and bracket wash hand basin. Ceramic tiled floor. Radiator.

### FIRST FLOOR

### LANDING

A small initial landing from the staircase, leading into a more extensive area and also:

### MASTER BEDROOM 13' 1" x 12' 6" (4.01m x 3.82m)

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



Lounge



Utility



Rear Entrance Hall



Master Bedroom

#### EN-SUITE

With Quadrant style shower enclosure and low-level WC plus vanity wash basin. Ceramic tiled flooring and walls. Heated towel radiator.

#### BATHROOM

8' 7" x 7' 0" (2.64m x 2.14m)  
With panelled bath and low-level WC plus vanity wash hand basin. Separate shower enclosure plus heated towel radiator. Ceramic tiled flooring and walls.

#### OPEN LANDING

9' 4" x 8' 5" (2.87m x 2.57m)  
An extremely substantial space which can be utilised as a room in its own right, having a window to the front. Radiator.

#### BEDROOM 2

11' 5" x 10' 4" (3.5m x 3.15m)  
Rear facing window and double integrated wardrobe.  
Radiator.

#### BEDROOM 3

9' 11" x 10' 3" (3.04m x 3.14m)  
With rear facing window and range of wardrobes with mirrored doors. Radiator.

#### BEDROOM 4

15' 1" x 10' 0" (4.6m x 3.06m)  
With exposed timber flooring plus front facing window.  
Radiator.

#### OUTSIDE

The property has an attractive aspect across towards Driffield Navigation (canal) and has vehicle access leading to two distinct areas suitable for parking.

The first area is gravelled and includes side garden and this gives way to an additional area via a low partition wall where there is again a substantial space for parking multiple vehicles, the area being gravelled and having scope to provide parking for a caravan/motorhome/trailer or business vehicles, if required.

The parking area gives way to an attractive area of secluded garden and this in turn leads to a large patio area.

There is additional vehicle access over the rear of adjacent properties via Nafferton Road and also a range of outbuildings including two open garages which include a gravelled frontage, a detached former stable and two further stables immediately adjacent to the patio.



En-Suite



Bathroom



Landing



Bedroom 2

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 188 square metres.

#### CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The Aga 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.

#### SERVICES

Mains water and electricity are available at the property. Drainage is via a septic tank.

#### COUNCIL TAX BAND

Band D.

#### ENERGY PERFORMANCE CERTIFICATE

Rating E.

#### 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 Ulyotts.

Regulated by RICS



Bedroom 3



Bedroom 4



Large Patio Area



Large Patio Area



Service include and open garage



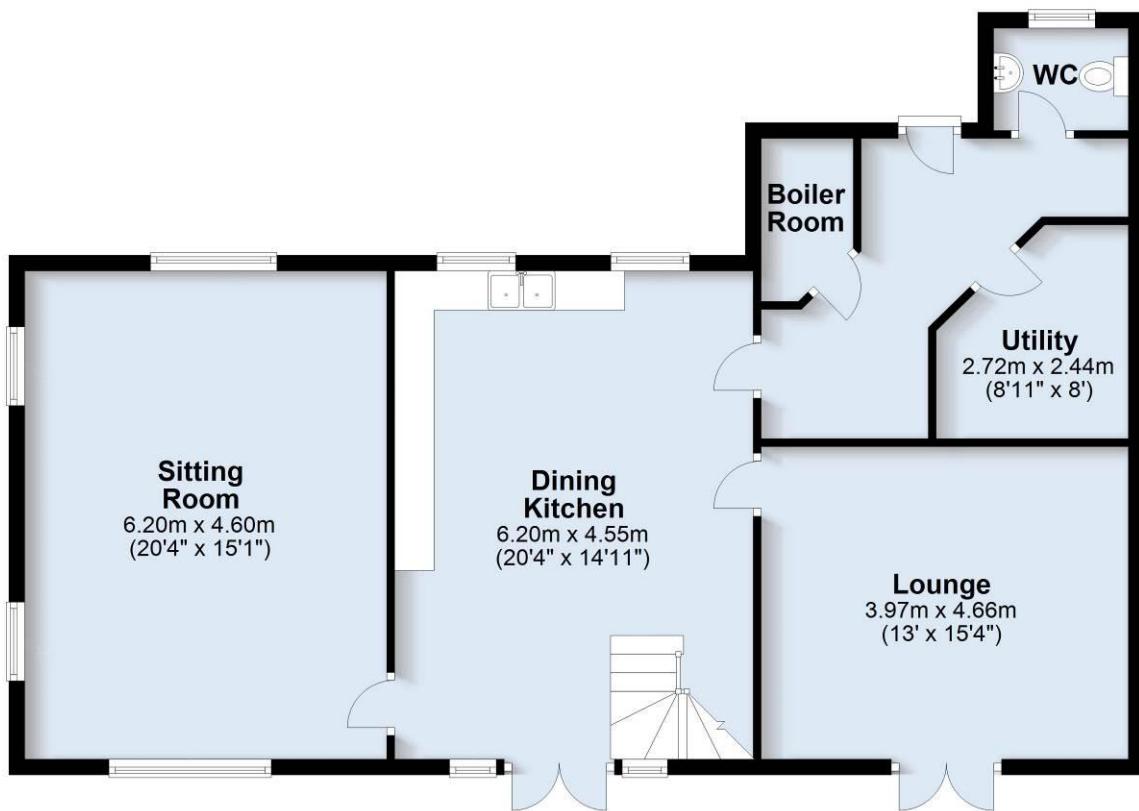


Large patio area

The stated EPC floor area, (which may exclude conservatories),  
is approximately 188 sq m

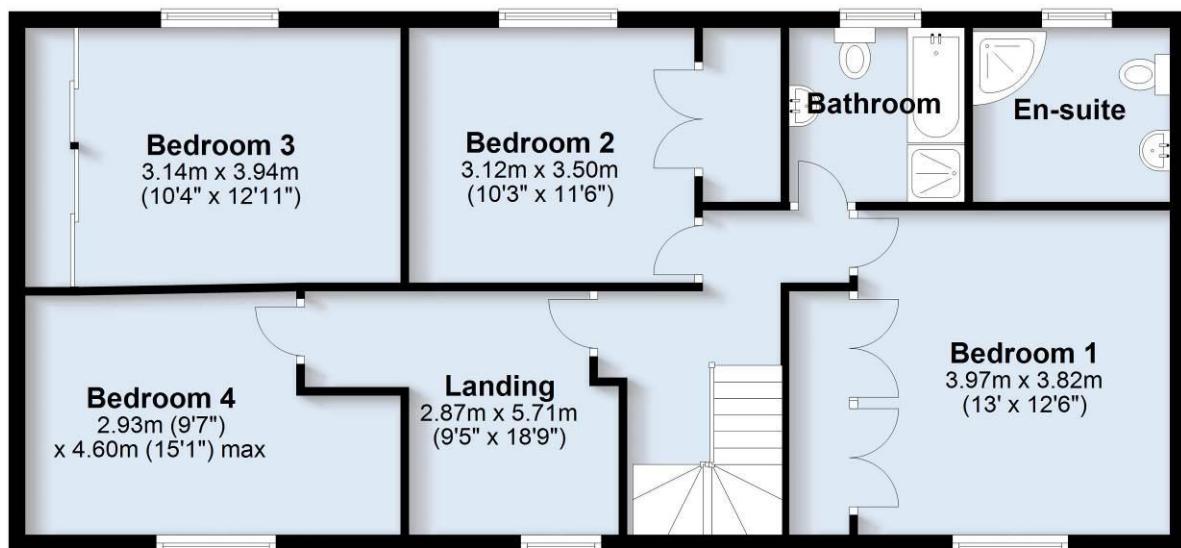
### Ground Floor

Approx. 97.1 sq. metres (1045.2 sq. feet)



## First Floor

Approx. 94.8 sq. metres (1020.6 sq. feet)



# Why Choose Ullyotts?



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# Testimonials

“ Ulliyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulliyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

“ The team at Ulliyotts were great to deal with during our recent house purchase. A very professional team.

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulliyotts. Great Job!

# ■ Ullyotts ■

E S T 1 8 9 1



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