



90 Bracken Road
Driffield
YO25 6UP

ASKING PRICE OF

£275,000

4 Bedroom Detached House



Rear Elevation



4



2



2



Garage & Off
Road Parking



Gas Central Heating

90 Bracken Road, Driffield, YO25 6UP

This is a true **TURNKEY HOME AND READY FOR IMMEDIATE OCCUPANCY** having been fully refurbished immediately prior to sale. The property now rivals and exceeds the specification of many of its contemporaries including brand new homes, simply by virtue of its location which is conveniently situated for access into the town centre. The garden size is of good proportion and there is an integrated single garage.

The property has been thoughtfully extended since construction to include a rear facing day room and also additional first floor bedroom with en-suite making this a great possibility for families as well as many other buyer types.

The low maintenance interior is likely to appeal to many purchasers who want the assurity of as little ongoing maintenance as possible.

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



Cloaks/WC



Lounge



Kitchen

Accommodation

ENTRANCE HALL

9' 3" x 2' 9" (2.83m x 0.84m)

With straight flight staircase leading off to the first floor. Wall mounted electric heating. Wood effect vinyl flooring.

CLOAKROOM/WC

5' 1" x 3' 2" (1.55m x 0.97m)

With low level WC and wash hand basin. Half tiled walls and chrome heated towel radiator.

LOUNGE

12' 11" x 12' 10" (3.96m x 3.93m)

With front facing window (onto Bracken Road) and wall mounted electric fire. Double panelled radiator and attractive oak and glass doors, both from the entrance hall and into the kitchen area.

KITCHEN

16' 2" x 9' 9" (4.93m x 2.99m)

Comprising a kitchen area with integral fridge and dishwasher and dedicated dining space. Wood effect flooring. Radiator in the dining area plus inset ceiling lighting. The kitchen itself is fitted along three walls plus a peninsular style base cupboard with curved edged doors. Base and wall mounted cupboards with chrome finished furniture and wall mounted cupboards to

match. Inset one and a half bowl sink with swan neck mixer tap and base cupboard beneath, four ring gas hob with extractor over and inset ceiling lighting. Built-in understairs storage cupboard.

Opening into:

UTILITY

8' 5" x 4' 8" (2.58m x 1.43m)

Fitted with a similar range of units with a worktop being a continuation from the kitchen. Wall mounted cupboards to match and chrome heated towel radiator. Door to the exterior and personal door into the garage.

DAY ROOM

10' 9" x 10' 7" (3.30m x 3.23m)

Open plan from the dining area and having French doors to the exterior. Radiator.

FIRST FLOOR LANDING

10' 6" x 8' 8" (3.22m x 2.65m)

With attractive oak finished bannister with glass inserts.

BEDROOM 1

11' 3" x 8' 6" (3.44m x 2.61m)

With rear facing window and built-in range of wardrobes along



Kitchen



Utility



Day Room



Bedroom 1

one wall. Radiator.

EN-SUITE

7' 2" x 5' 6" (2.19m x 1.68m)

With suite comprising low level WC, vanity wash hand basin and shower enclosure with electric shower. Fully tiled walls and chrome heated towel radiator.

BEDROOM 2

9' 8" x 8' 3" (2.96m x 2.52m)

With front facing window and built-in range of wardrobes including provision for a single mattress with cupboards beneath. Radiator.

BEDROOM 3

9' 10" x 7' 5" (3.01m x 2.27m)

With front facing window. Radiator.

BEDROOM 4

7' 5" x 6' 5" (2.28m x 1.98m)

With front facing window. Radiator.

BATHROOM

8' 2" x 5' 6" (2.51m x 1.68m)

With suite comprising a panelled bath, having a curved edge and glass side screen with shower over. Vanity style wash hand

basin and low level WC. Fully tiled walls. Chrome heated towel radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt which provides vehicular parking and leads to an integrated single garage. There is also ornamental grass to the front duly complimenting the hard landscaping.

To the rear of the property is a substantial area of predominantly lawned garden with a paved patio being immediately to the rear of the property along with a continuation of the block paving.

GARAGE

16' 6" x 8' 0" (5.05m x 2.46m)

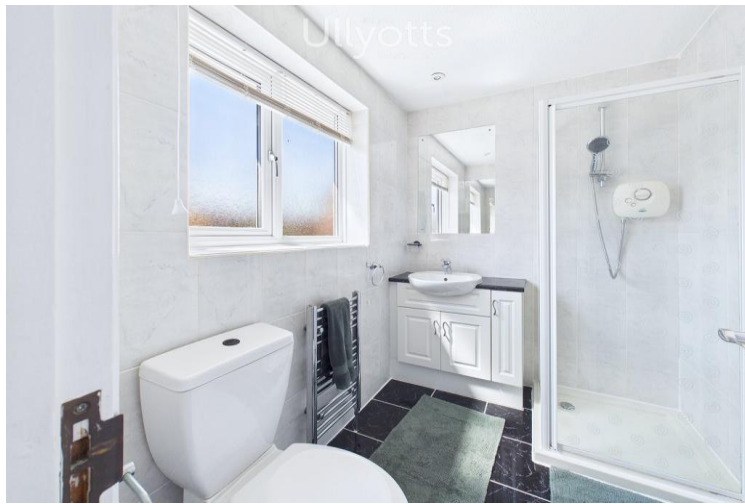
Single garage with up-and-over door, incorporating its own utility space with plumbing for a washing machine and personal door into the utility.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed unit double glazing throughout.



En-suite



Bedroom 2



Bedroom 3



Bedroom 4

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 D.

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

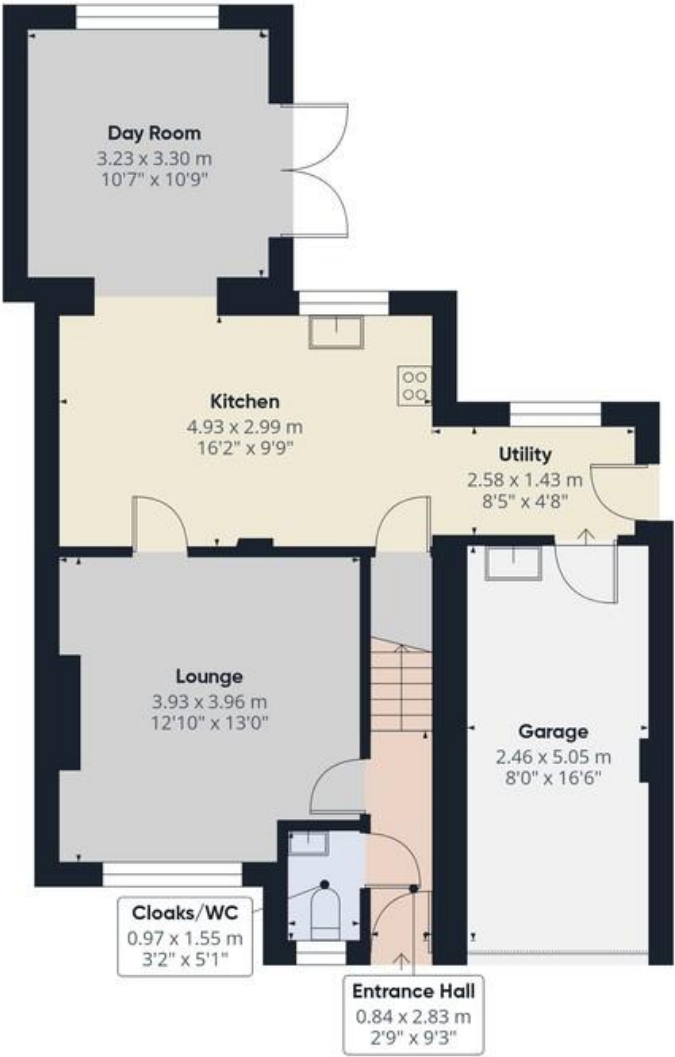
Strictly by appointment with Ulllyotts 01377 253456 - Option 1. Regulated by RICS



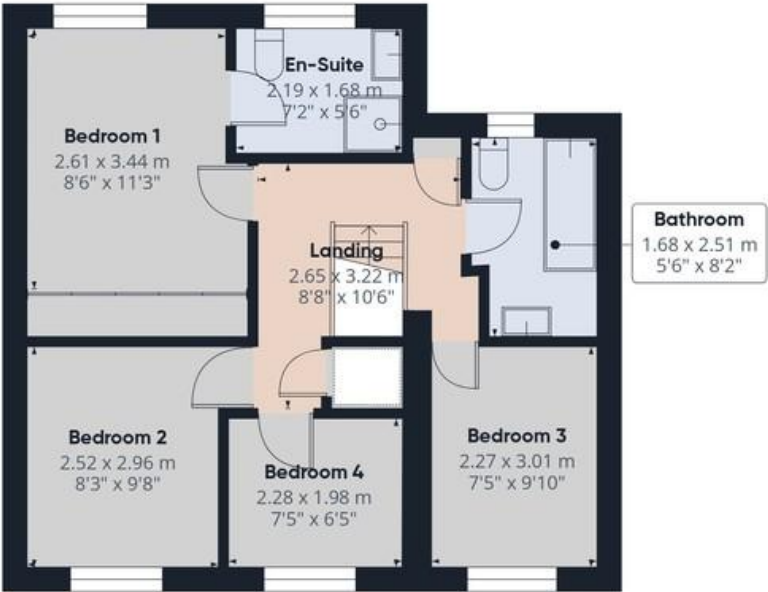
Bathroom



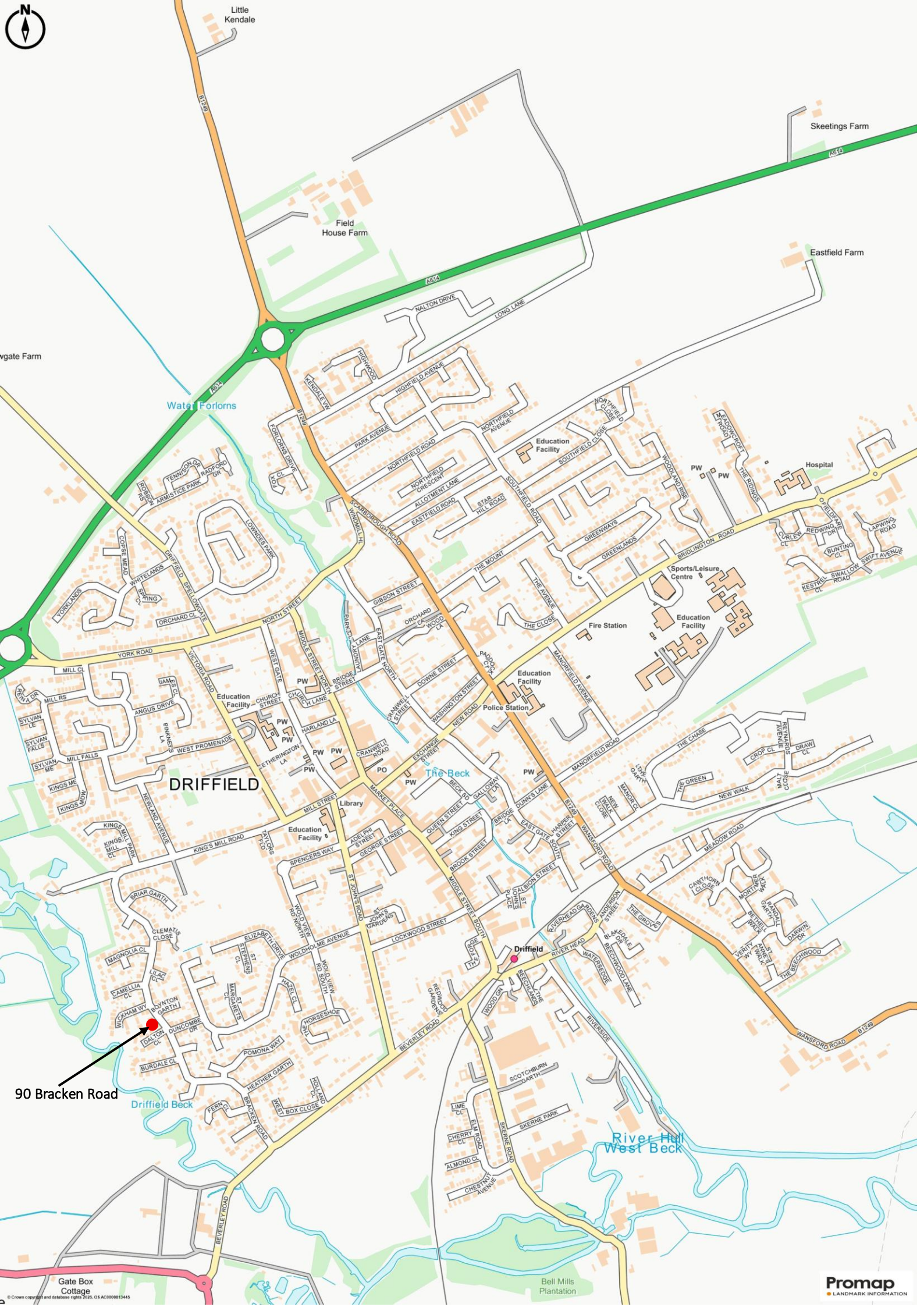
The digitally calculated floor area is 107 sq m (including garage) (1,153 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



90 Bracken Road

Driffield Beck

River Hull
West Beck

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Cottage

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