237 Ramsden Close
Driffield
YO25 9HH

ASKING PRICE OF

£275,000

4 Bedroom Semi-Detached House

Est. 1891
Ullyotts
Estate Agents

01377 253456

Garden

4 | 2 | 1 | Garage & Off Road Parking | Gas Central Heating

237 Ramsden Close, Driffield, YO25 9HH

A substantial family orientated semi-detached house located on the outer parts of Driffield (Kelleythorpe) literally a stones throw from open countryside. Forever popular, these properties offer a generous range of accommodation with all rooms being substantial. The property is in general need of redecoration and some refitting but does offer tremendous scope to create a lovely family orientated home.

The accommodation includes two good sized reception rooms plus large kitchen and separate utility, four bedrooms on the first floor along with house bathroom.

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.

Cloakroom/WC

Kitchen

Dining Room

Lounge

Accommodation

ENTRANCE HALL
With staircase leading off to the first floor. Double panelled radiator.

CLOAKROOM/WC
6' 3" x 4' 10" (1.91m x 1.49m)
With low level WC and pedestal wash hand basin. Radiator.

KITCHEN
12' 7" x 9' 10" (3.84m x 3.01m)
Fitted along three walls with a range of modern style kitchen units including base cupboards with drawers and wall mounted cupboards to match, granite style worktop and integrated appliances including electric oven, four ring gas hob and extractor. Inset sink with single drainer. Door to exterior.

UTILITY
6' 8" x 6' 2" (2.05m x 1.90m)
Space and plumbing for automatic washing machine.

DINING ROOM
12' 9" x 11' 4" (3.90m x 3.46m)
With rear facing window. Radiator.

LOUNGE
17' 3" x 11' 10" (5.26m x 3.63m)
With front and rear facing windows. Radiator.

FIRST FLOOR LANDING
11' 4" x 5' 6" (3.47m x 1.70m)

BEDROOM 1
17' 5" x 14' 10" (5.31m x 4.53m)
With front and rear facing windows. Radiator.

BEDROOM 2
12' 11" x 8' 9" (3.94m x 2.67m)
With rear facing window. Radiator.

BEDROOM 3
10' 1" x 9' 0" (3.09m x 2.76m)
With rear facing window. Radiator.

BEDROOM 4
10' 6" x 5' 10" (3.22m x 1.79m)
With front facing window. Radiator.

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

BATHROOM

9' 6" x 5' 2" (2.91m x 1.60m)
With a panelled bath having a shower over and tiled around, pedestal wash hand basin and low level WC. Shower curtain. Radiator.

OUTSIDE

The property is located along a private drive which leads to an area of parking and also gives access to a detached garage. To the rear of the property is an extensive area of garden featuring a slabbed patio/BBQ area, semi-open bar area and glass house. The garden itself is predominantly laid to lawn.

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.

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

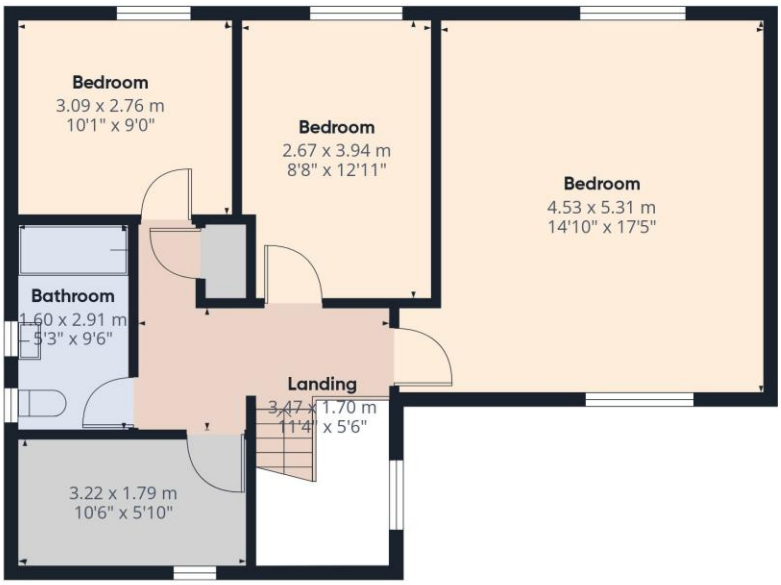
Strictly by appointment with Ullyotts 01377 253456 - Option 1.
Regulated by RICS

Garden

Rear Elevation

The digitally calculated floor area is 163 sq m (1,755 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

Floor 0 Building 1



Floor 1 Building 1

Est. 1891

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