



Total area: approx. 133.8 sq. metres (1440.1 sq. feet)

EPC



£229,950

22 Yorklands,
Driffield

SERVICES

All mains services are connected to the property.

TENURE

The property is held under freehold title.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Radiator, thermostat for the central heating, smoke detector and coving to the ceiling.

WC

With radiator, vanity wash hand basin with mixer tap, low level WC and radiator.

BREAKFAST KITCHEN

Fitted with base, wall, glazed and drawer units with work top space over, tiled splash backs, stainless steel sink with mixer tap, fitted electric oven with four ring gas hob over and extractor fan, space and plumbing for a dishwasher, wine rack, space for standing a fridge/freezer and radiator.

UTILITY ROOM

Fitted with base and wall units with work top space over, stainless steel sink, space and plumbing for a washing machine and wall mounted gas central heating boiler.

SITTING ROOM

With gas fire set in an Adams style surround having marble inlay and hearth, TV point, radiator, coving to the ceiling and French doors to the Entrance Hall.

DINING ROOM

Radiator and coving to the ceiling.

CONSERVATORY

Door to the rear garden.

FIRST FLOOR

LANDING

With access to the loft space, radiator and airing cupboard housing the hot water cylinder.

MASTER BEDROOM

Fitted with a range of wardrobes to one wall, radiator and telephone point.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising fully tiled shower cubicle, vanity wash hand basin with mixer tap, low level WC, radiator and extractor fan.

BEDROOM TWO

Radiator.

BEDROOM THREE

Radiator.

BEDROOM FOUR

Radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with mixer tap and shower over, vanity wash hand basin with mixer tap, low level WC, part tiled walls, radiator and extractor fan.

GARAGE

With up and over door, power and light connected.

OUTSIDE

To the front of the property is an open plan lawned garden with a block paved double width driveway leading to the single garage.

The rear garden is fully enclosed and laid mainly to lawn with a paved patio area.

22 Yorklands, Driffield YO25 5YT

DESCRIPTION

This four bedroom family home is offered to the market with the benefit of no onward chain. The property is situated in a pleasant and popular residential location on the northern side of Driffield and comprises the following accommodation; Entrance hall, WC, breakfast kitchen, utility room, sitting room, dining room, conservatory, master bedroom with en-suite shower room, three further bedrooms, bathroom, double glazing and gas central heating. Externally there is front and rear gardens and a single garage.

LOCATION

Yorklands is situated on the northern side of the established market town of Driffield which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

