



**Ulllyotts**  
Chartered Surveyors

**Thirlmere, 41 York Road  
Driffield  
YO25 5AY**

Fully refurbished family home  
Extended accommodation  
Contemporary living

Large garden  
Rear vehicular access & garage  
New Boiler & Floor Coverings

**Asking Price Of:  
£250,000**



01377 253456

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

[sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

# ■ Ulyotts ■



## Estate Agents

Market leaders in the area.



## Property letting and management

Five star service.



### Auctions

Online property auctions



### Insurance Brokers

Ulyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



# WHAT'S YOURS WORTH?

**NEVER BEATEN ON FEES.**

[www.ulyotts.co.uk](http://www.ulyotts.co.uk)

**DRIFFIELD**  
Tel. 01377 253456

**BRIDLINGTON**  
Tel. 01262 401401

**PROPERTY PROFESSIONALS SINCE 1891**

# Thirlmere, 41 York Road

Driffield

YO25 5AY



**PREPARE TO BE IMPRESSED!** A fully refurbished and extended home in a popular setting with the added attraction of a rear vehicle access, parking and garage. Boasting a super two-storey extension to the rear which greatly enhances the accommodation there are literally extras around every corner, this family sized property now provides a contemporary layout including a fantastic ground floor open plan living room with fully fitted kitchen area overlooking what is an extensive rear garden. The master bedroom, also being extended, lends itself to creating an outstanding dressing area overlooking the garden.

The house is literally flooded with light during the day and is ready for **IMMEDIATE OCCUPANCY** having been fully re-decorated, re-fitted and including all brand new floor coverings. A particular feature of the property is the rear vehicular access which also includes a single garage, accessed off Orchard Close and gives excellent additional vehicle security.

The rear garden is large, enclosed and features a useful decked area with pergola. In short, this really is a home ready for immediate occupancy and would appeal to the growing family or simply those wishing to have something a little bit special!

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

## ACCOMMODATION

### ENTRANCE HALL

With straight flight staircase leading off with spindled balustrade finished in a striking anthracite paint which extends throughout the whole house. Oak finished cottage-style doors leading off to rooms. Radiator.



### LOUNGE

12' 2" x 11' 0" (3.72m x 3.37m)

With front facing square bay window and contemporary style radiator. Feature fireplace.



## DAY ROOM

19' 7" x 12' 2" (5.98m x 3.73m)

The real focal point of the whole house combining kitchen with delightful reception room, rear facing doors offering views and giving access direct onto the garden, contemporary style radiator. Open plan into:



## KITCHEN

15' 2" x 6' 4" (4.63m x 1.95m)

Striking contemporary range of kitchen units having handleless gloss finished doors featuring base and drawer units together with a wealth of integrated appliances and inset sink with base cupboard beneath plus attractive fitted breakfast bar with cupboards beneath.



Integrated appliances include electric oven, separate microwave and ceramic hob plus dishwasher. There is also a useful Utility area in the cupboard beneath the stairs suitable for washing machine.

## LANDING



## BEDROOM 1

20' 0" x 10' 8" (6.11m x 3.27m)

Comprising two distinctive parts, having been extended offering the owners the opportunity to use part of the room as a dedicated dressing area with fantastic views over the rear garden.



## BEDROOM 2

11' 8" x 11' 3" (3.57m x 3.45m)

Front facing with bay window and radiator.

## BEDROOM 3

7' 10" x 6' 11" (2.40m x 2.11m)

Front facing, this room has been enhanced by a minor remodelling which enhances the size. Front facing window and radiator.

## BATHROOM

7' 6" x 6' 3" (2.31m x 1.93m)

Again benefitting from an extension and being fitted with panelled bath having central taps, vanity wash basin and low level wc. Separate shower enclosure and contemporary radiator.



## OUTSIDE

The property stands back from the road behind an expanse of front garden. There is potential for vehicular access to the front, whilst to the rear is full vehicular access and parking space via Orchard Close. There is also a single garage.



The garden is predominantly laid to lawn and adjacent to the garage is a very attractive timber constructed deck and pergola area.



## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

A new boiler has been installed during the upgrading process.

## DOUBLE GLAZING

The property benefits from uPVC 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

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## 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.

\*by any local agent offering the same level of service.

## VIEWING

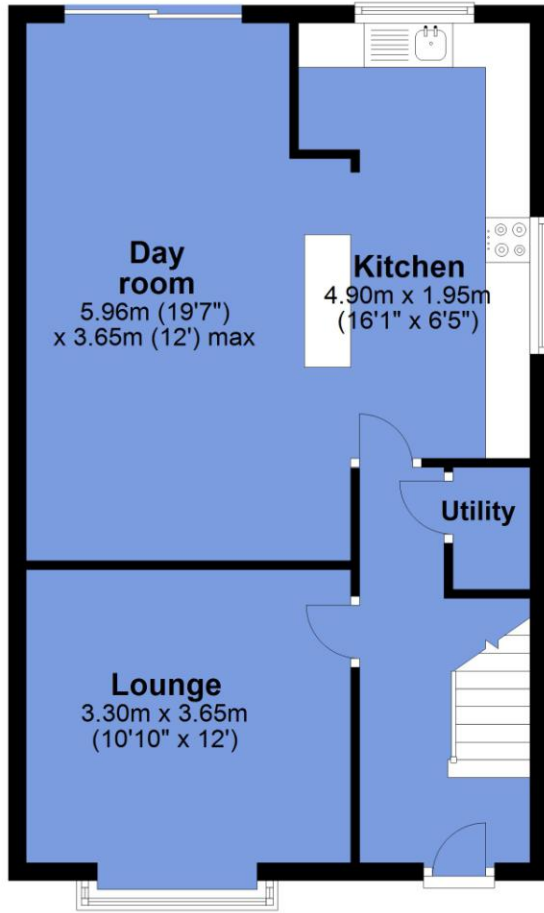
Strictly by appointment (01377) 253456

Regulated by RICS

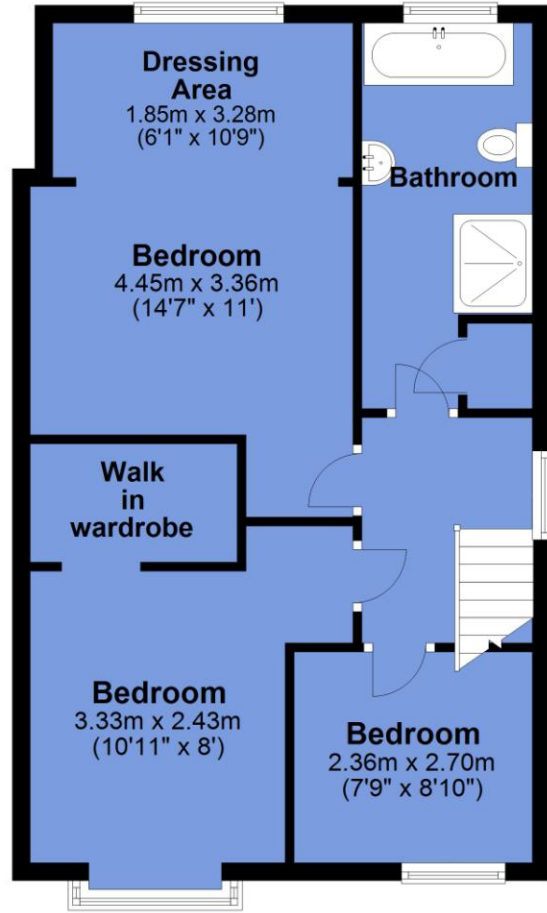
## Approximately 106 sq m

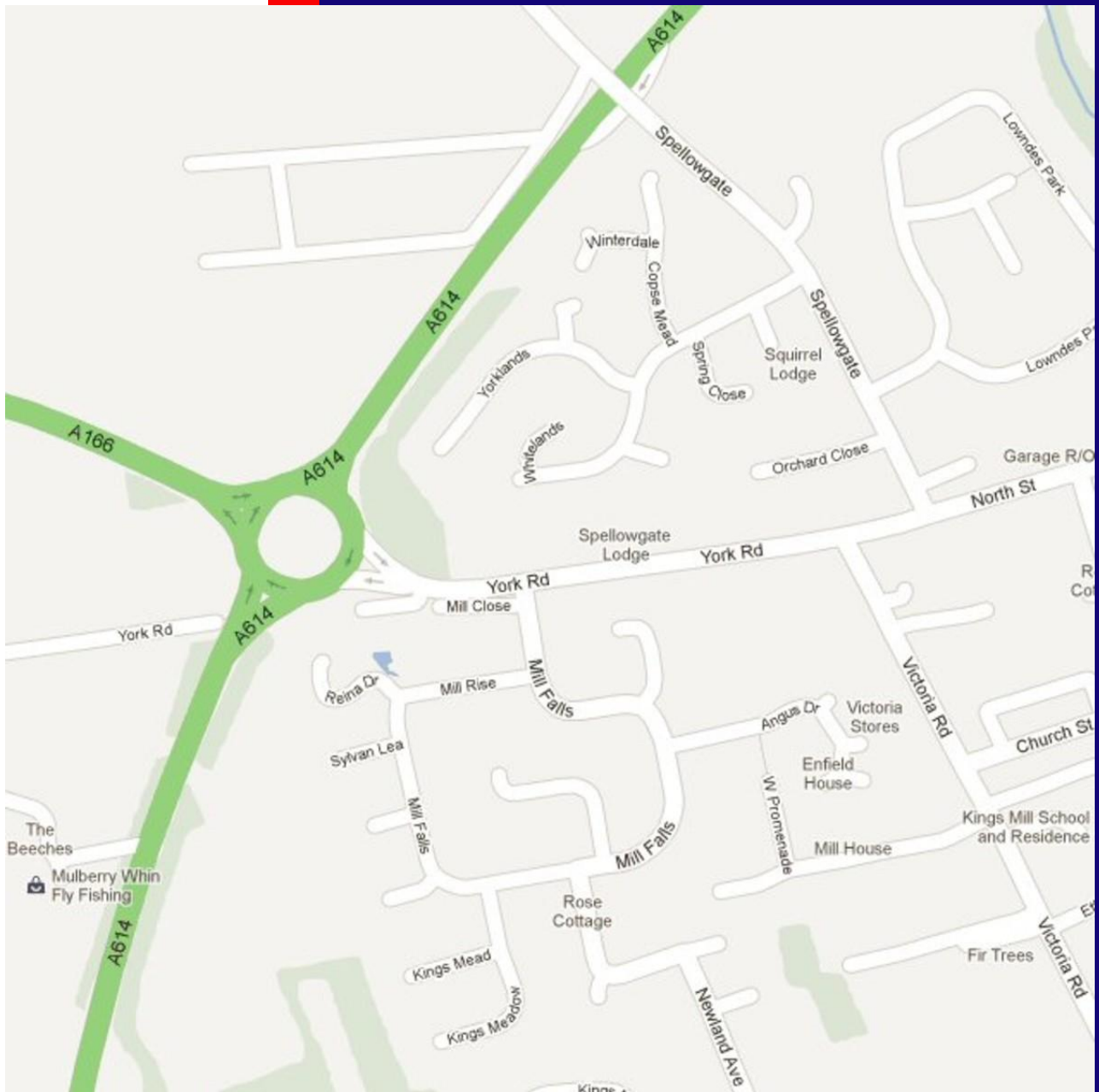
( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor







**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



[www.ullyotts.co.uk](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)