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**34 Elizabeth Drive
Driffield
YO25 6XY**

Extended family home

Great location

Views over the recreation ground

Four bedrooms

Good off-street parking

Single garage

**Asking Price Of:
£250,000**



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34 Elizabeth Drive

Driffield

YO25 6XY



A property in a prime residential setting with views over Driffield Recreation Ground, this family home has been extended by the vendor to great effect and now provides extensive and spacious accommodation. The already spacious original lounge has been enhanced further by the addition of a ground floor extension which provides a useful second reception room and also has the further potential to re-model completely to form a Day Room and Kitchen, if required.

In addition, there is a recently re-fitted kitchen with four bedrooms on the first floor. The family orientated element cannot be over emphasised, however, given the location of the property it could also be of appeal to buyers simply wanting the benefit of a non-developed aspect to the rear. There is good off-street parking to the front suitable for multiple vehicles in addition to the single garage.

DRIFFIELD

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 PORCH/HALL

Radiator. Giving direct access into:

LOUNGE

15' 5" x 14' 9" (4.7m x 4.5m)

A spacious front facing lounge with front facing window and open tread staircase leading off. Feature fireplace with a gas living flame fire. Radiator.



DINING ROOM

19' 6" x 10' 2" (5.94m x 3.1m)

A huge room in itself which has additional potential should the buyer so choose to create a large Day Room with Kitchen. Personal door into the garage. Double doors leading out onto the garden. Radiator.



KITCHEN

10' 10" x 7' 3" (3.3m x 2.21m)

Recently re-fitted and featuring a range of modern handleless kitchen units finished in gloss white including base and wall mounted cupboards with complimentary worktops. Integrated appliances include double oven and electric hob. Over-counter lighting and recessed ceiling spotlights. Door to the side.



FIRST FLOOR

LANDING

Built-in cupboard.

MASTER BEDROOM

12' 4" x 9' 5" (3.76m x 2.87m)

With front facing window. Built-in wardrobes. Radiator.



BEDROOM 2 10' 8" x 10' 2" (3.25m x 3.1m)

Forming part of the extension to the house and offering rooms to the front and rear with the rear window offering views onto the recreation ground. Radiator.



BEDROOM 3 10' 10" x 9' 5" (3.3m x 2.87m)

A double bedroom with rear views over the recreation ground. Radiator.



BEDROOM 4 8' 5" x 6' 2" (2.57m x 1.88m)

A good single bedroom with front facing window. Radiator.



BATHROOM

A modern suite featuring 'P' shaped bath with shower over and curved shower screen, vanity wash basin and low level WC. Fully tiled walls.



OUTSIDE

The property stands back from the road behind a block paved front forecourt with shaped gravelled bed. There is provision for parking of multiple vehicles and also a single garage.

To the rear of the property is an enclosed area of garden that is predominantly laid to lawn and also includes paved patios.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 102 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also 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

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 C.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C. 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.

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VIEWING

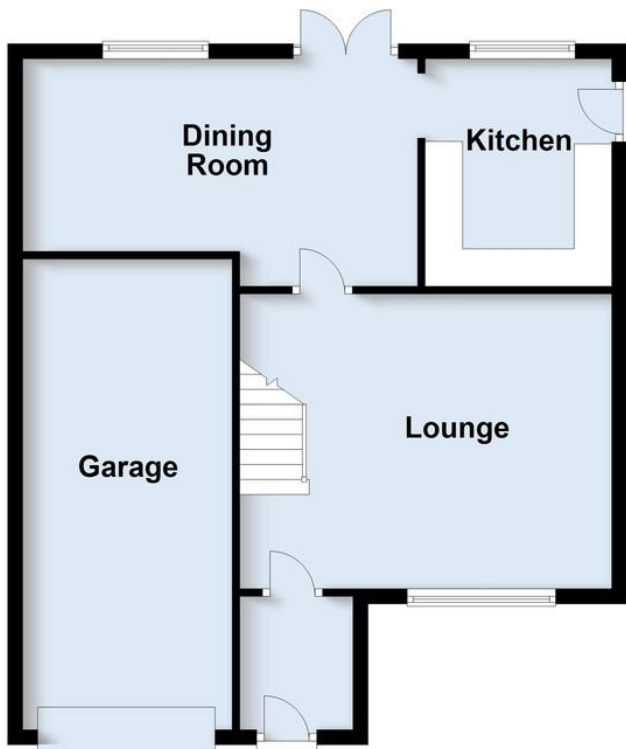
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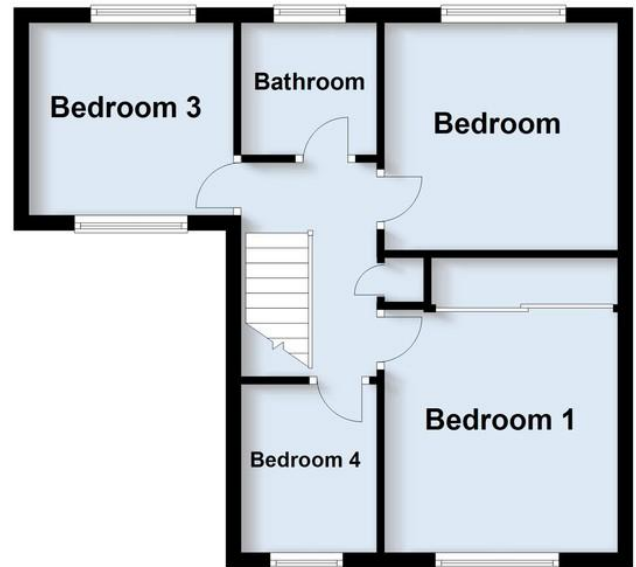
Approximately 102 sq m

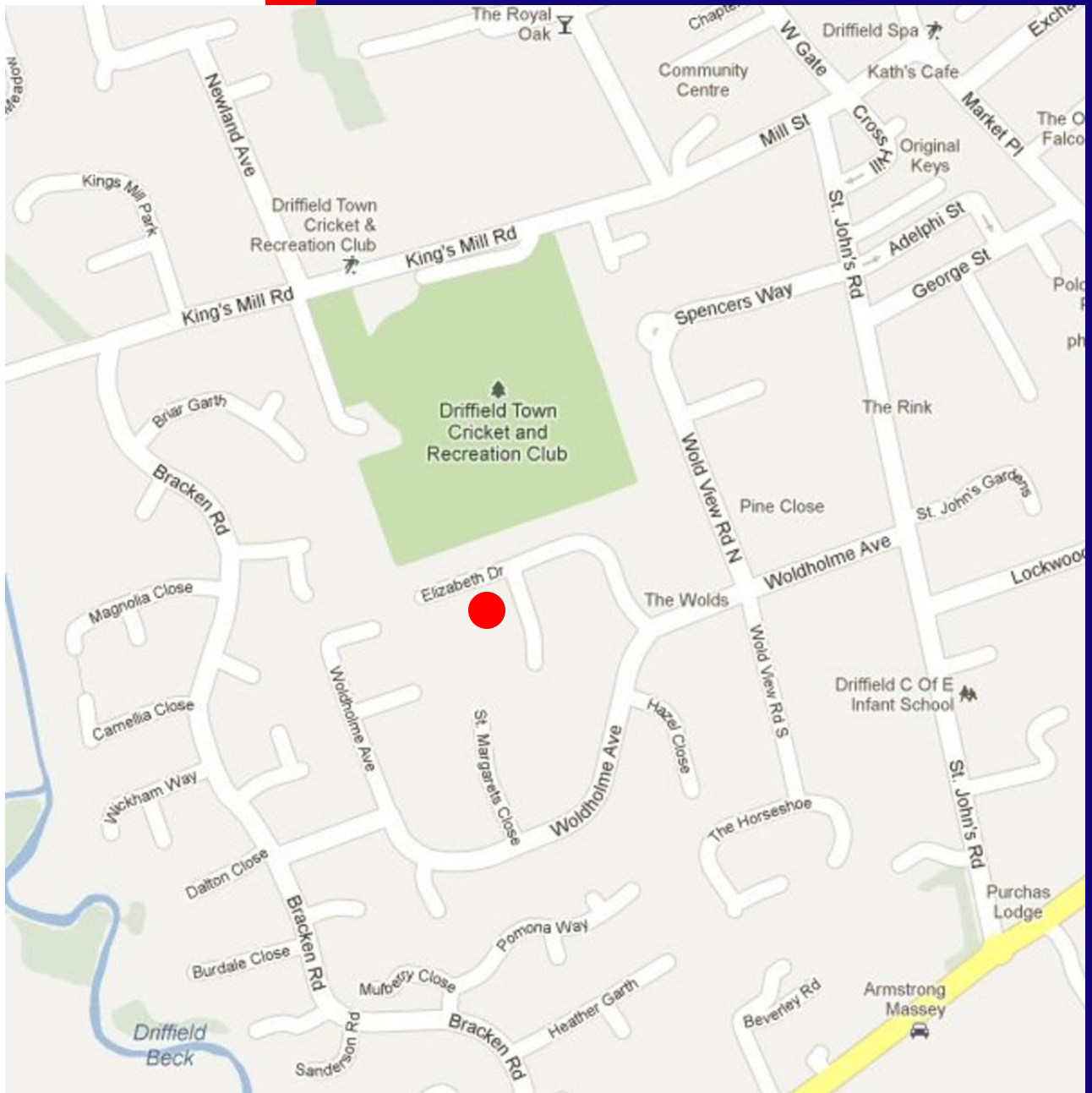
(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

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