



126 Wansford Road
Driffield

YO25 5NN

ASKING PRICE OF

£300,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garage,
Double



Gas Central Heating

126 Wansford Road, Driffield, YO25 5NN

A very interesting detached residence which originally dates back in excess of 100 years, however, was refurbished and extended in recent years and now provides extensive family orientated accommodation including an exceptionally contemporary living space on the ground floor and three double bedrooms plus large landing which is currently used as an office area. The property is located within a popular residential area, within convenient access of the town centre and provides good off-street parking plus garage of double size proportions along with enclosed rear garden.

In short, this is a property which is far larger than many four bedroom homes in a non-estate setting with attractive woodland view to the front.

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, Wilko, Iceland, Boyes, M&Co, 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.



Accommodation

SIDE ENTRANCE

Into:

CLOAKROOM

With low level WC and wash hand basin.

RECEPTION HALL

18' 0" x 6' 9" (5.51m x 2.08m)

With 180 degree turn staircase leading off to the first floor. A most attractive reception hall featuring a solid wood floor and under stairs storage cupboard plus coved ceiling.

LOUNGE

18' 0" x 12' 5" (5.51m x 3.80m)

With front facing double window offering an attractive woodland view. Feature fireplace with provision for an open fire. Coved ceiling and radiator.

KITCHEN

12' 0" x 11' 9" (3.66m x 3.60m)

Extensively fitted with a modern range of kitchen units featuring base and wall mounted cupboards and coordinated worktops. Attractive central island incorporating the stainless steel sink. Apollo worktops, integrated electric oven and additional integrated combination oven/microwave. Stainless

steel gas hob with extractor over. Ceramic tiled floor.

Opening into:

DINING ROOM

14' 1" x 9' 6" (4.30m x 2.92m)

With side window and patio doors leading out onto the rear garden. Ceramic tiled floor, coved ceiling and radiator.

UTILITY ROOM

9' 1" x 7' 5" (2.77m x 2.27m)

Fitted with a selection of base cupboards and worktops incorporating an inset sink with single drainer, provision and plumbing for automatic washing machine plus space for a freezer. Coved ceiling. Ceramic tiled floor. Radiator. Door to the outside.

LANDING

18' 0" x 6' 9" (5.51m x 2.08 [min]m)

This area is currently used as an office as there is ample space. Two built-in cupboards. Coved ceiling. Radiator.

BEDROOM 1

13' 4" x 11' 4" (4.08m x 3.46m)

With front facing woodland views, complete range of



wardrobes along one wall incorporating low level storage cupboards. Radiator.

BEDROOM 2

12' 0" x 11' 9" (3.67m x 3.60m)

Fitted with a range of wardrobes along with overhead storage cupboards. Fitted laminate flooring. Coved ceiling. Radiator.

BEDROOM 3

13' 0" x 7' 5" (3.97m x 2.27m)

Front facing window with woodland view. Radiator.

BATHROOM

Attractively fitted with suite comprising modern bath with side panelling, low level WC and wash hand basin. Separate shower enclosure with plumbed-in mixer shower. Chrome heated towel radiator and fully tiled walls.

OUTSIDE

The property stands back from the road behind its own front courtyard with attractive woodland view beyond. The garden is enclosed and offers a good degree of privacy. There is vehicle access both to the side and to the garage.

GARAGE

The garage is alarmed and features an up and over electric

door.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed).

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.

WHAT'S YOURS WORTH?

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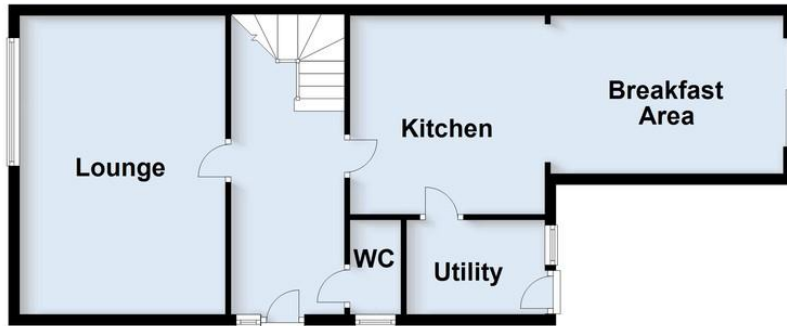
VIEWING

Strictly by appointment (01377) 253456

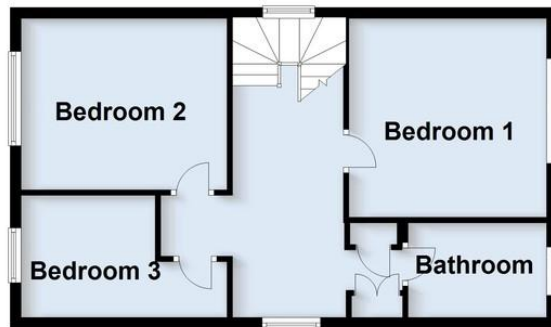
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The stated EPC floor area, (which may exclude conservatories),
is approximately

Ground Floor



First Floor



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■ Ulllyotts ■

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