



94 Wansford Road  
Driffield, YO25 5NN

ASKING PRICE OF

**£225,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Bathroom



3



1



1



Off Road  
Parking



Gas Central Heating

## 94 Wansford Road, Driffield, YO25 5NN

A property which is located within a popular residential area, within convenient access of the town centre. This is a GREAT FAMILY SIZED HOME which has been thoughtfully refurbished and re-modelled by the current sellers to feature an attractive bay fronted lounge plus, as its focal point, a delightful open plan kitchen which features patio doors opening out onto the rear garden.

On the first floor are three bedrooms plus house bathroom with shower. This really is a property ready to move straight into and **an early inspection is thoroughly recommended!**

### DIRECTIONS

From Driffield Market Place head south along Middle Street South turning left after the railway station over the level crossing. Follow the road round to the next junction and turn right onto Wansford Road. The subject property is then on the left hand side.

### 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, 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.



Entrance Hall



Lounge



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor having a spindled bannister and fitted laminate flooring. Radiator.

### LOUNGE

11' 2" x 10' 9" (3.42m x 3.30m)

With front facing bay window, coved ceiling and feature fire surround with inset provision for an open fire.

### KITCHEN

17' 4" x 12' 6" (5.29m x 3.82m)

With double door access from the lounge and being a superbly fitted contemporary space featuring a wealth of fitted kitchen units plus central island/breakfast area. Integrated electric oven, four-ring gas hob and extractor canopy. Inset sink with single drainer. Coved ceiling. Fitted laminate flooring and feature fireplace with solid fuel stove in situ. Side door plus side window.

### FIRST FLOOR

### LANDING

### BEDROOM 1

10' 9" x 9' 6" (3.30m x 2.92m)

With front facing window, built-in wardrobes to the alcoves with central shelved area. Radiator.

### BEDROOM 2

12' 6" x 10' 8" (3.82m x 3.27m)

With built-in range of wardrobes and central dresser area. Radiator.

### BEDROOM 3

8' 8" x 6' 3" (2.65m x 1.92m)

Radiator.

### BATHROOM

With contemporary suite which comprises shower style bath with glass screen, mixer shower over, pedestal wash hand basin and low level WC. Ceramic tiled walls.

### OUTSIDE

The property is set back from the road behind a front forecourt which provides off-street parking. This is gravelled. To the rear of the property is a good sized expanse of lawned garden enclosed by a timber fence. The drive provides further access to a single garage.



Kitchen



Bedroom



Bedroom



Bedroom

#### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 78 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 B.

#### **ENERGY PERFORMANCE CERTIFICATE**

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

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.



Bathroom



Outside

### **WHAT'S YOURS WORTH?**

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

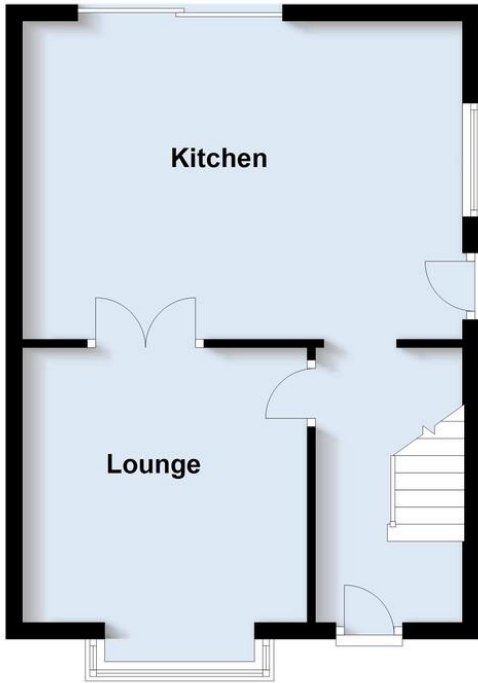
### **VIEWING**

Strictly by appointment with Ulllyotts.

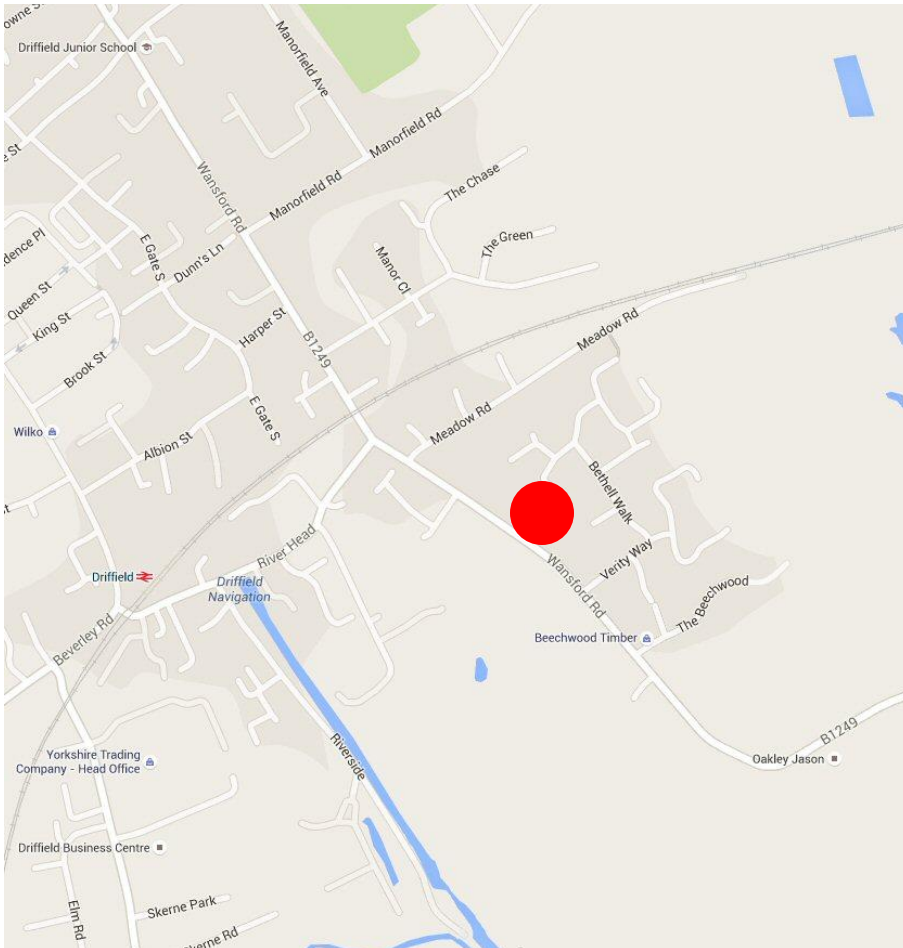
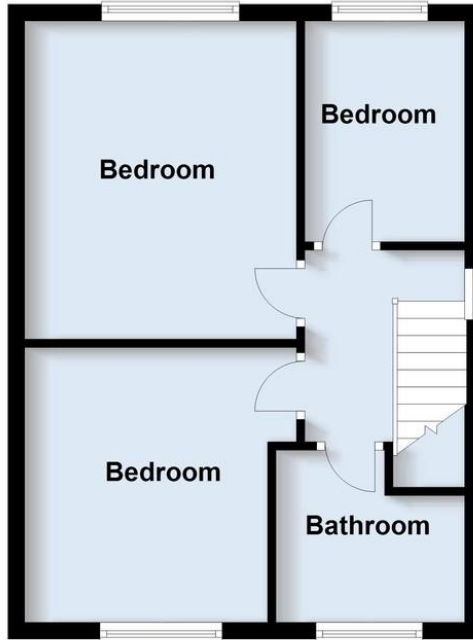
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 78 sq m

**Ground Floor**



**First Floor**



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EST 1891



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