



68 Wansford Road
Driffield, YO25 5NN

ASKING PRICE OF

£245,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



3



2



1



Off Road
Parking



Gas Central Heating

68 Wansford Road, Driffield, YO25 5NN

This is a superb example of a traditional semi-detached house which has been extended to the rear and thoughtfully re-modelled inside. The accommodation now includes main living room situated to the front plus delightful open plan living, dining and kitchen to the rear with separate utility room and cloakroom.

The first floor offers three bedrooms and family bathroom. Though the interior of the house is BEAUTIFULLY APPOINTED and IMMEDIATELY APPEALING, perhaps the crowning glory of the property is the rear garden which is superbly designed and features well planted borders, shaped brick edged lawns, dedicated seating areas and a real designer feel.

DIRECTIONS

From Driffield Market Place head south along Middle Street South turning left at the level crossing onto Riverhead. Follow the road to its junction of Wansford Road and turn right. The subject property is then on the left hand side of the road.

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



Cloakroom/WC



Lounge



Sitting Room

Accommodation

ENTRANCE HALL

An immediately appealing Entrance to the whole property featuring original doors which have been stripped and waxed, mock panelling to the understair wall, spindled bannister, staircase leading off. Coved ceiling. Radiator.

CLOAKROOM/WC

With low level WC and wash hand basin.

LOUNGE

12' 3" x 11' 11" (3.75m x 3.64m)

With feature pine fire surround having a cast iron insert with gas living flame fire in situ. Front facing bay window and coved ceiling. Radiator.

SITTING ROOM

12' 3" x 11' 11" (3.75m x 3.64m)

With feature pine fire surround and cast iron insert housing a gas living flame fire. Coved ceiling. Radiator.

Double doors leading into:

BREAKFAST KITCHEN

17' 5" x 11' 4" (5.31m x 3.46m)

Perhaps the hub of the house and featuring French doors leading out onto the rear garden.

Ceramic tiled floor and being extensively fitted with a modern range of kitchen units featuring Shaker style doors and chrome effect handles.

Space and provision for a Range-style cooker with extractor canopy over. Inset one and half bowl sink with swan neck mixer tap and range of integrated appliances.

Opening into:

UTILITY AREA

6' 1" x 5' 10" (1.87m x 1.80m)

With space and plumbing for automatic washing machine, space and provision for a dryer, fitted worktop and wall cupboards.

FIRST FLOOR

LANDING

With spindled balustrade and, again, featuring the original stripped doors.

BEDROOM 1

12' 3" x 11' 11" (3.75m x 3.64m)

With front facing bay window and coved ceiling. Radiator.



Breakfast Kitchen



Breakfast Kitchen



Landing



Bedroom

BEDROOM 2

11' 11" x 10' 11" (3.64m x 3.35m)

Rear facing window. Coved ceiling. Radiator.

BEDROOM 3

7' 2" x 6' 9" (2.19m x 2.08m)

Front facing window. Radiator.

BATHROOM

A delightful suite featuring free-standing roll top bath with claw feet, separate Quadrant shower enclosure with mains plumbed-in shower, low level WC and pedestal wash hand basin. Half-tiled walls and ceramic tiled floor. Radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt which provides off-street parking in addition to the side drive which leads to a single garage.

To the rear of the property is an ABSOLUTELY DELIGHTFUL garden area featuring circular patio immediately to the rear of the house. There is a gravelled shaped path which meanders along the length of the garden introducing different areas, all of which offer their own character and charm. There are areas

of lawn, planted borders, culminating in a delightfully private area of garden again comprising lawn with side borders along with summerhouse.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 104 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.



Bedroom



Bedroom



Bathroom



Outside

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is 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.

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Outside

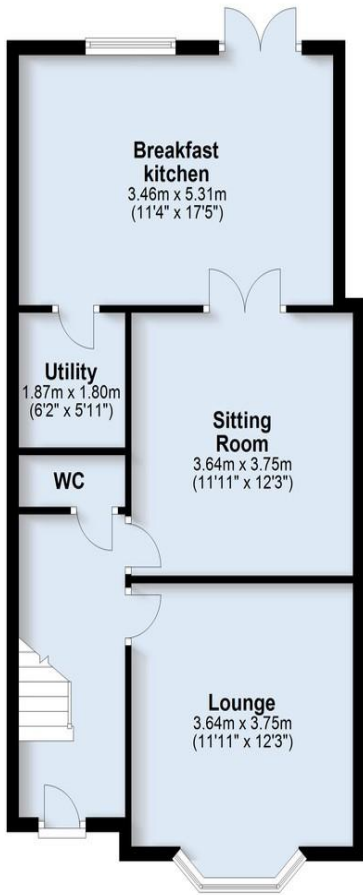
VIEWING

Strictly by appointment with Ulllyotts.

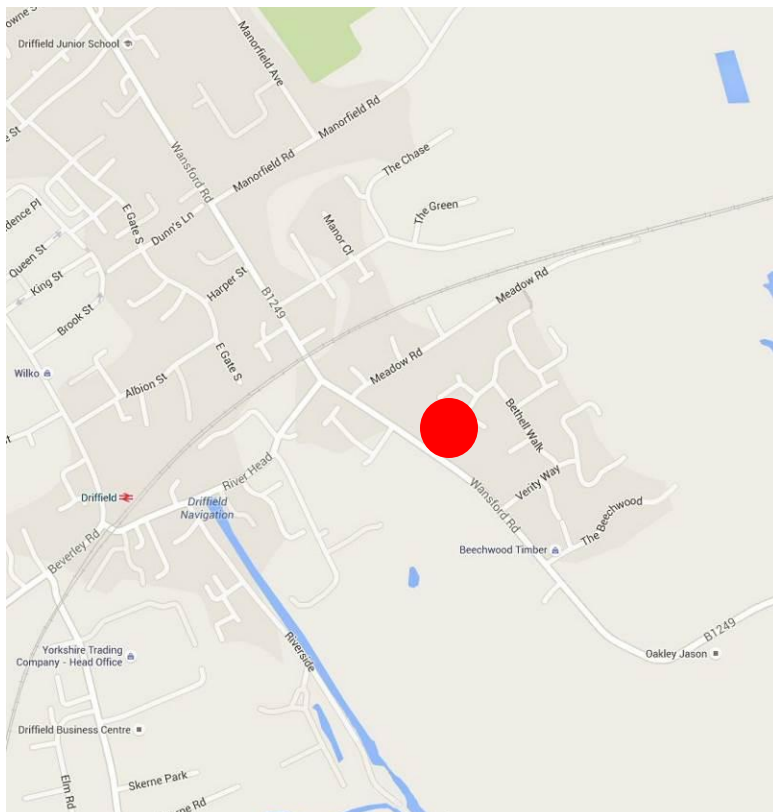
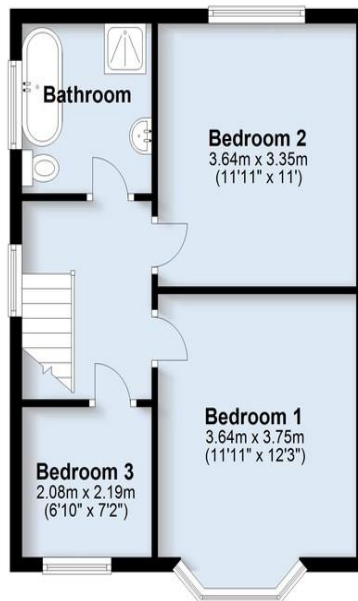
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 104 sq m

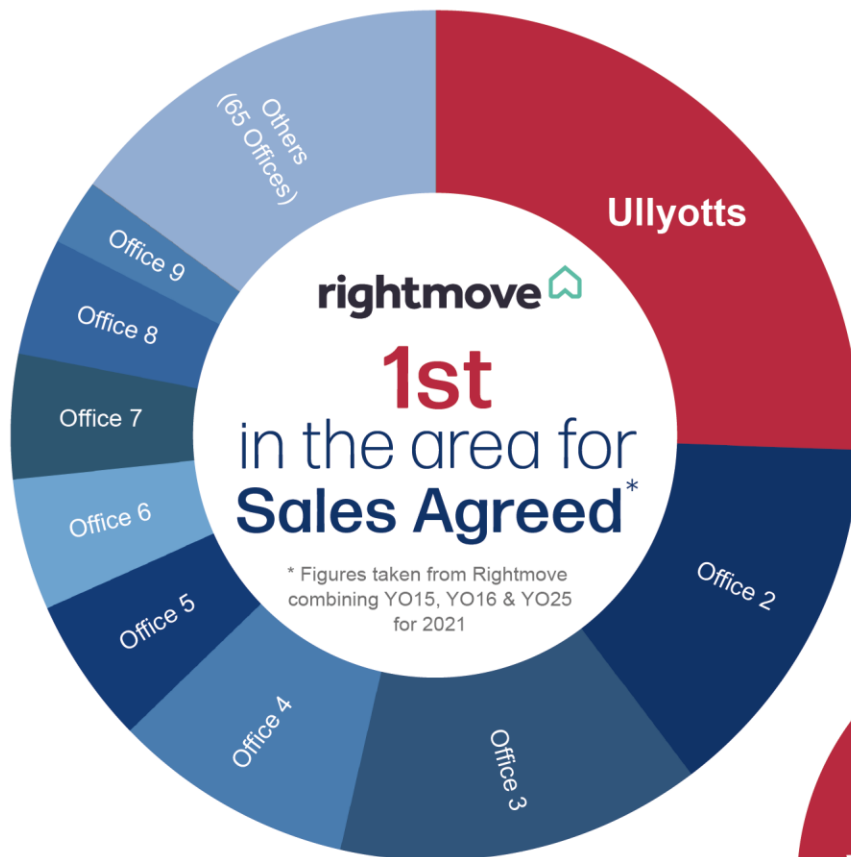
Ground Floor



First Floor



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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



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