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**20 Whitelands
Drifffield
YO25 5YW**

**Prime residential location
3 Reception Rooms
4 Bedrooms**

**Good off-street parking
Single garage
Rear conservatory**

**Asking Price Of:
£249,950**



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20 Whitelands

Driffield

YO25 5YW



Located within one of Driffield's prime residential areas and been constructed around the late 1980's, this is a superb family home located on a good sized plot with off-street parking and single garage.

The property enjoys generously proportioned accommodation which includes no less than 3 reception rooms plus conservatory and breakfast kitchen with separate utility room. There are 4 first floor bedrooms, the master having an en-suite plus family bathroom.

Externally, are delightful gardens to the front and rear and the property is in close proximity of the town centre.

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 HALL

Coving to ceiling. Single radiator. With staircase leading off.

CLOAKROOM/WC

Comprising WC and pedestal wash hand basin. Single radiator.

LOUNGE

13' 1" x 10' 10" (3.99m x 3.3m)

With front facing bay window. Coving to ceiling, dado rail, fireplace with built-in gas fire. Double radiator.



Double doors open to:

DINING ROOM

10' 0" x 9' 7" (3.05m x 2.92m)

Coving to ceiling. Dado rail and single radiator. Open plan to conservatory/seating area.



CONSERVATORY

10' 0" x 9' 7" (3.05m x 2.92m)

Double glazed windows to sides and rear. Double doors open to lawned garden. Double radiator.



KITCHEN/BREAKFAST ROOM

13' 3" x 9' 3" (4.04m x 2.82m)

Filled with a range of base, wall and larder units with work surfaces over. Breakfast bar. Tiled splashbacks. Coving to ceiling and ceiling lights. Single radiator. Two double glazed windows overlook the rear garden.



UTILITY ROOM

8' 5" x 7' 10" (2.57m x 2.39m)

Base units with work surface over. Stainless steel sink unit with mixer tap, integrated fridge and plumbing for automatic washing machine. Tiled splashbacks, ceiling lights, coving to ceiling and single radiator.

Double glazed window overlooks rear garden. Part-glazed door opens to rear and door to garage.

STUDY 8' 8" x 8' 2" (2.64m x 2.49m)

Double glazed window to front. Single radiator. Understairs storage cupboard.



FIRST FLOOR

BEDROOM 1 11' 1" x 10' 1" (3.38m x 3.07m)

Two double glazed windows to the front. Single radiator.



Door to:

EN-SUITE Enclosed shower cubicle with mains shower, wash hand basin set on a vanity unit with storage under. WC. Part-tiled walls, double glazed window to side. Chrome heated towel rail.



BEDROOM 2

12' 0" x 8' 8" (3.66m x 2.64m)

Two double glazed windows to front. Single radiator.



BEDROOM 3 9' 5" x 6' 9" (2.87m x 2.06m)

Double glazed window to rear. Single radiator.

BEDROOM 4 8' 8" x 8' 3" (2.64m x 2.51m)

Double glazed window to the rear. Single radiator. Built-in wardrobes with overhead storage.

BATHROOM

With three piece suite comprising panelled bath, sink set in vanity unit with overhead storage plus storage to side and under the sink. Fully tiled walls and double radiator. Double glazed window to the rear.

OUTSIDE

The property stands back from the road behind an expanse of garden with vehicular access leading to an attached single garage featuring up and over door and electric power and lighting connected. There is a personal door access into the utility room. To the rear of the property is an enclosed expanse of garden.



CENTRAL HEATING

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

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

SERVICES

All mains services connected.

NOTES

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. Floor plans are for illustrative purposes only.

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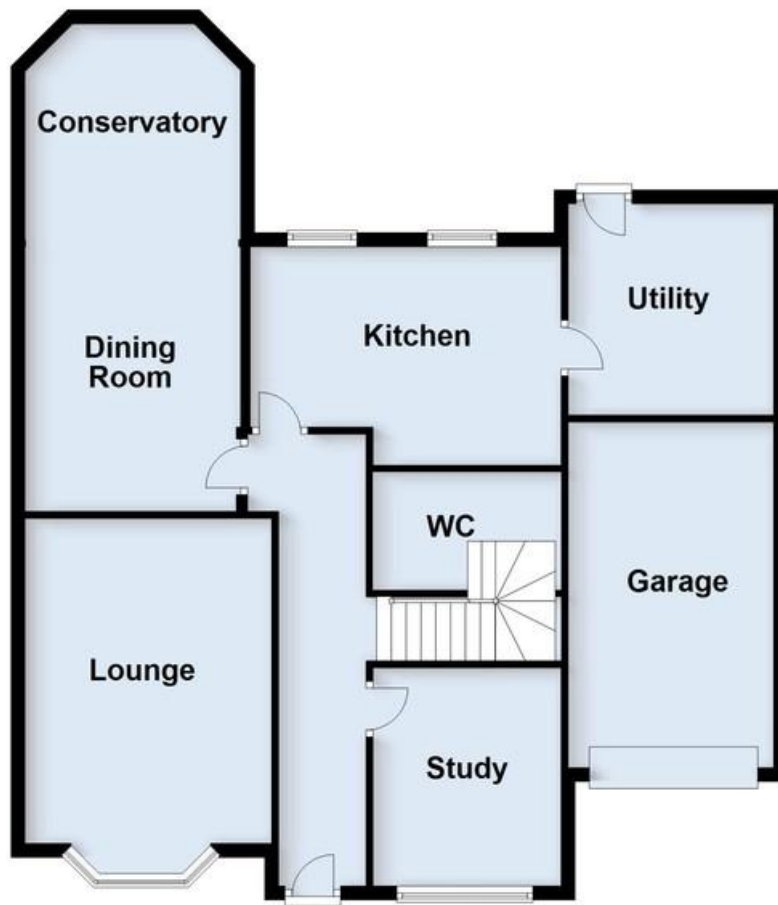
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VIEWING

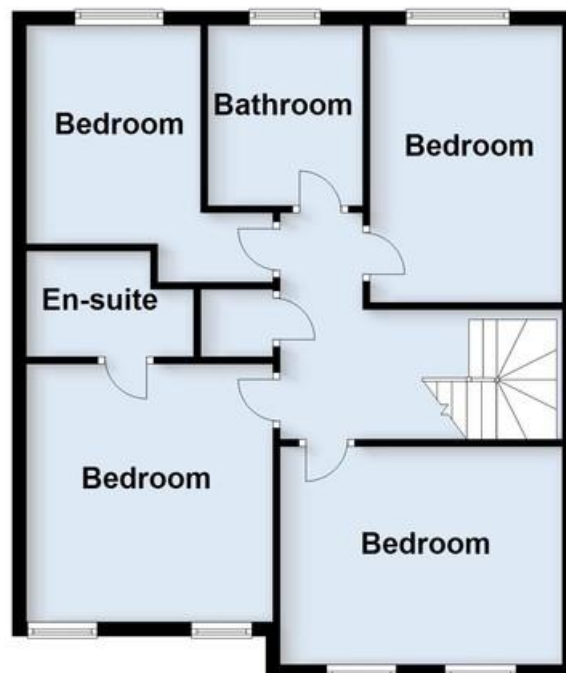
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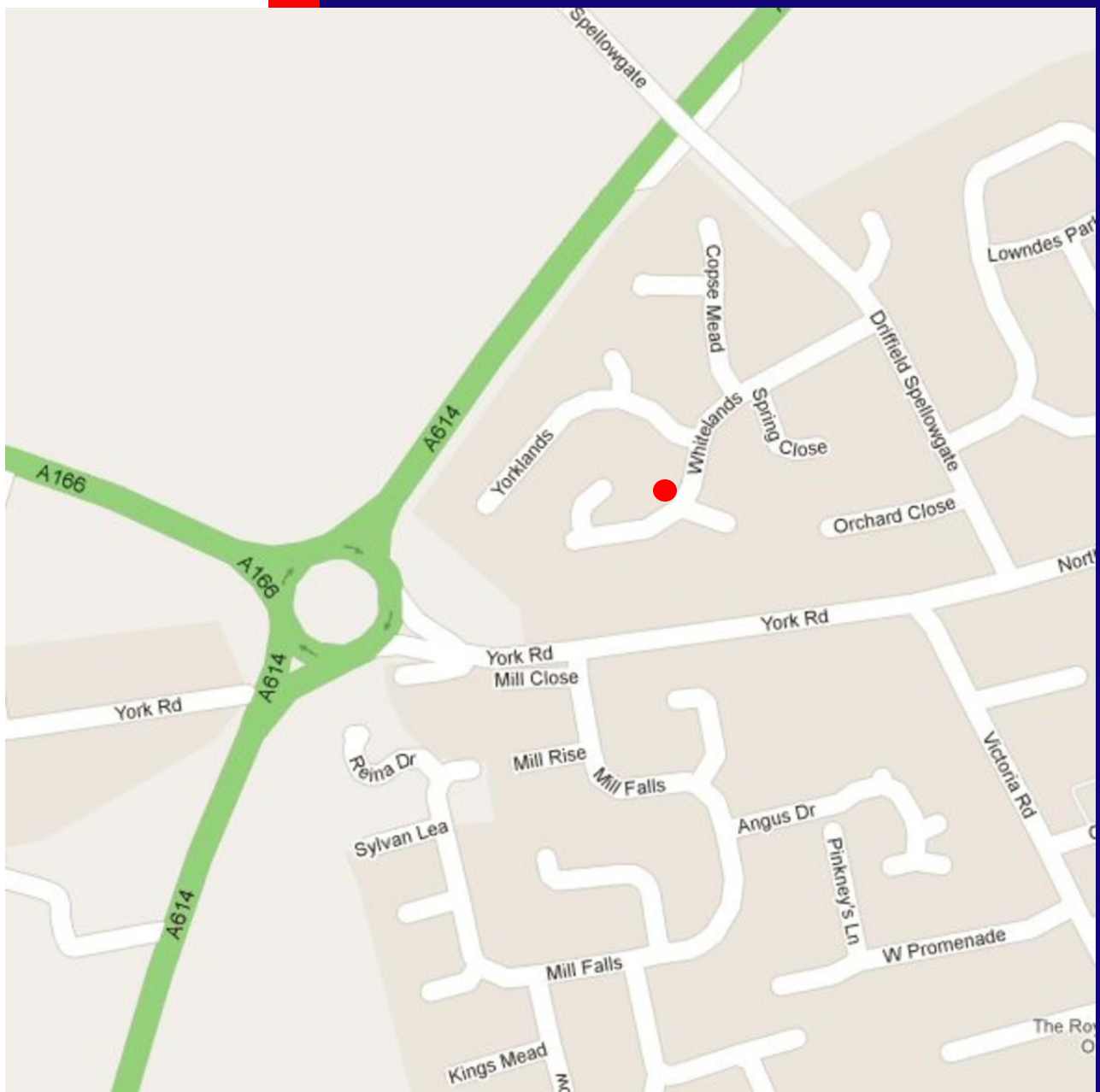
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Ground Floor



First Floor





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