



27 Lapwing Road
Drifffield
YO25 5LF

ASKING PRICE OF

£315,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



27 Lapwing Road, Driffield, YO25 5LF

If location is of high importance when selecting your next home, this is a property which should certainly be considered. Located within a quiet cul-de-sac setting, this property not only is metres away from a very attractive open green space, it also provides the rare attribute of a **double garage** which is located to the rear of the house.

The contemporary appearance of the property features anthracite finished uPVC double glazing, whilst internally, the property boasts a very attractive lounge plus additional study and has been further enhanced to include a contemporary open plan living room and kitchen to the rear. The master bedroom offers an en-suite and there are three further bedrooms along with house shower room.

To the rear of the house there is an attractive area of garden with mature tree-lined backdrop. The garden itself features a low maintenance elevated decked area, in addition to the remaining part of the garden being landscaped.

In summary, this is a property which offers much more than its contemporaries at a competitive price!

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, Iceland, Boyes, Peacocks, 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.



Lounge



Day Room with Kitchen



Kitchen



Day Room

Accommodation

ENTRANCE HALL

With laminate flooring. Radiator.

CLOAKROOM/WC

With vanity wash hand basin and low level WC. Radiator.

LOUNGE

14' 2" x 13' 9" (4.33m x 4.2m)

Excludes bay window. An attractive and spacious room with front facing bay window. Traditional fire surround and gas living flame fire. Coved ceiling. Additional side window. Double panelled radiator.

STUDY

6' 11" x 6' 5" (2.13m x 1.96m)

With front facing window. Radiator.

DAY ROOM WITH KITCHEN

27' 7" x 8' 11" (8.43m x 2.73m)

Extensively fitted with a modern range of kitchen units featuring white gloss finished doors and matching worktops. Integrated appliances include AEG induction hob with extractor over and Whirlpool oven plus additional combination oven and microwave. Inset sink with single drainer. Coved ceiling. Laminate flooring.

The Day Room features French doors out onto the rear garden. Double panelled radiator.

UTILITY ROOM

6' 11" x 6' 9" (2.12m x 2.06m)

With plumbing for automatic washing machine and being fitted with a similar range of units to those in the kitchen. Fitted laminate flooring and wall hung boiler.

FIRST FLOOR

LANDING

MASTER BEDROOM

14' 2" x 9' 7" (4.34m x 2.94m)

Maximum measurements. With front facing window and built-in wardrobe with pocket-style door. Radiator.

EN-SUITE

With three piece suite comprising low level WC, wash hand basin and shower enclosure. Radiator.

BEDROOM 2

10' 11" x 9' 3" (3.34m x 2.82m)

With rear facing window and built-in wardrobe with pocket-style door. Radiator.



Landing



Bedroom



En-suite



Bedroom

BEDROOM 3

12' 9" x 9' 10" (3.9m x 3m)
 With front facing window and fitted laminate flooring.
 Radiator.

BEDROOM 4

10' 0" x 8' 7" (3.05m x 2.63m)
 With rear facing window. Radiator.

SHOWER ROOM

With walk-in shower enclosure, vanity wash hand basin and
 WC. Radiator.

OUTSIDE

The property stands back from the road behind an open
 planned area of predominantly lawned frontage. To the rear of
 the property is a double garage with twin electric doors.

The garden is enclosed and features an attractive low
 maintenance composite deck from the rear. French doors
 flanked with a brick boundary wall. The remaining garden is
 predominantly lawned whilst also having planted borders and a
 fenced boundary.

FLOOR AREA

From the Energy Performance Certificate the floor area for the
 property is stipulated as 121 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

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating C.



Bedroom



Shower Room



Garden



Garden

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.

VIEWING

Strictly by appointment with Ulllyotts.

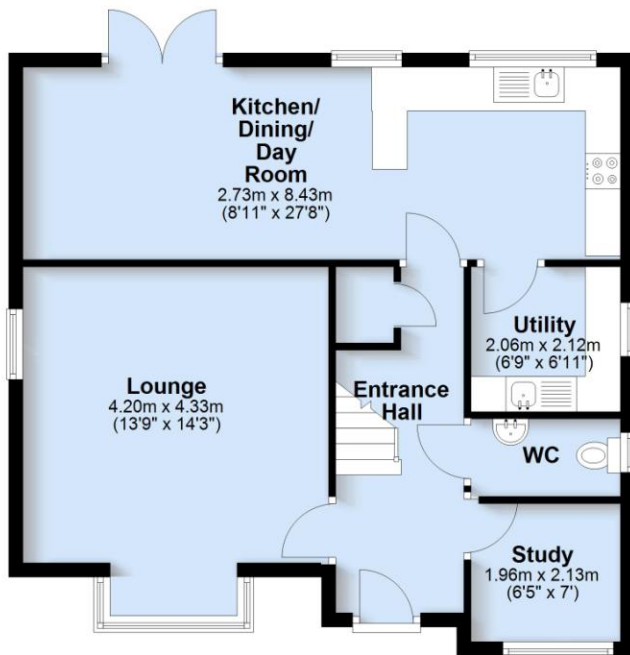
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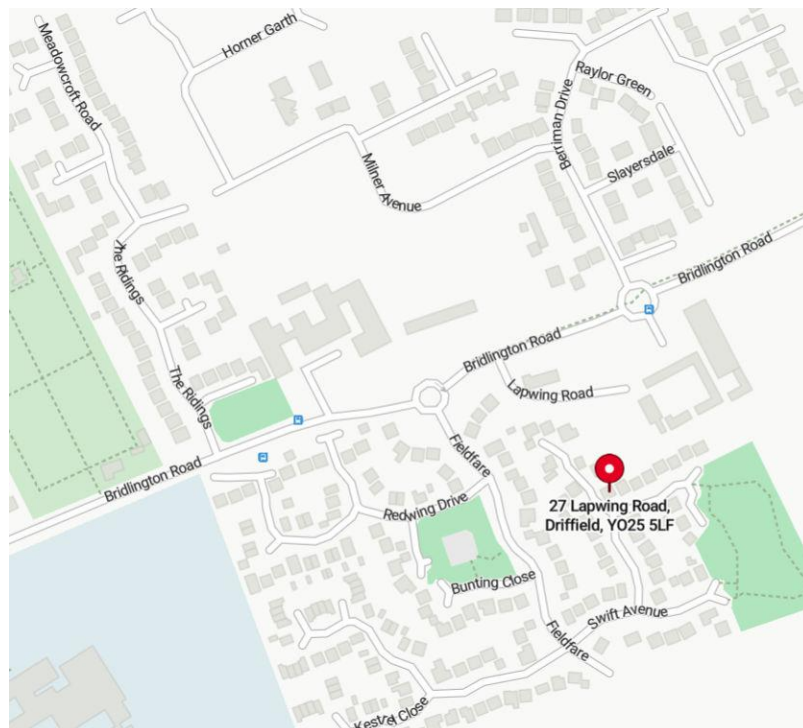
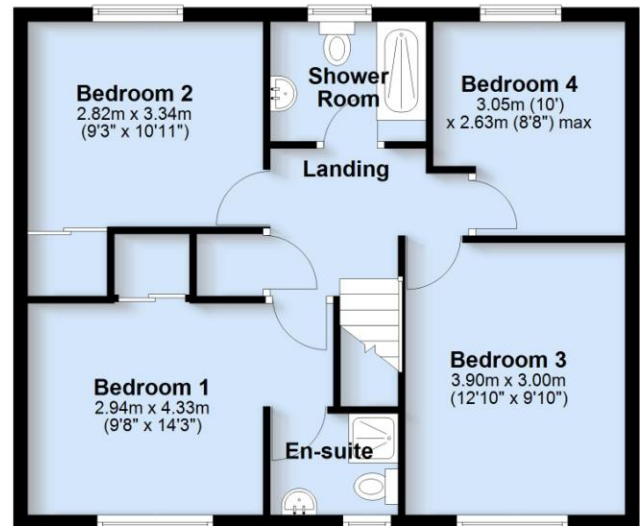
Double Garage

The stated EPC floor area, (which may exclude conservatories),
is approximately 121 sq m

Ground Floor



First Floor



Why Choose Ulllyotts?



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beaten on fees!**

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- ✓ **Dedicated Teams**
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- ✓ **Competitive Fees**
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Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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