



3 Kings Mill Road  
Driffield

YO25 6TT

ASKING PRICE OF

**£250,000**

3 Bedroom Mid terrace house

■ **Ulllyotts** ■

EST 1891

01377 253456





Breakfast Kitchen



3



2



1



On Road  
Parking



Gas Central Heating

### 3 Kings Mill Road, Driffield, YO25 6TT

A property which forms part of one of Driffield's most sought after residential streets, within convenient access of the town centre thoroughfare, this is a quality Victorian terrace house which includes front forecourt as well as enclosed rear garden.

The accommodation on offer includes entrance hall, two reception rooms and kitchen, house bathroom and three bedrooms arranged over two floors, one being located within the attic.

As is standard with this type of property, there are multiple character period features which can be further enhanced by the buyer in order to make this a truly stunning home!

The property is centrally heated and is partly double glazed with some secondary glazing.

#### DIRECTIONS

From Driffield Market Place head west along Mill Street, past Cross Hill car park and Driffield Junior School on the left. Take the next turning left onto Kings Mill Road and the subject property is on the right-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, 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,



Entrance Hall



Lounge



Sitting Room



Bedroom

## Accommodation

Hull and beyond.

### ENTRANCE HALL

Accessed via a small entrance vestibule. Range of stripped pine doors and staircase leading off with pine panelling below. Under stairs storage cupboard.

### LOUNGE

12' 11" x 12' 5" (3.95m x 3.79m)

With front facing bay window onto Kings Mill Road, period ceiling cornice and picture rail. Pine fireplace with tiled hearth and working open fire with grate.

### SITTING ROOM

12' 4" x 10' 8" (3.77m x 3.26m)

With rear facing window onto the rear part of the property. Fitted picture rail. Radiator. The serving hatch is a dummy cupboard.

### BREAKFAST KITCHEN

21' 11" x 8' 11" (6.7m x 2.74m)

Fitted with a range of modern kitchen units along two walls including base and wall cupboards. Four ring gas hob with extractor hood and electric oven, space and plumbing for automatic washing machine and a dishwasher. Inset sink with single drainer. Ceramic tiled floor. Inset ceiling lighting.

Conservatory/ porch leading off.

### FIRST FLOOR

#### BEDROOM 1

10' 5" x 12' 4" (3.19m x 3.78m)

With front facing window and fitted picture rail. Radiator.

#### BEDROOM 2

12' 5" x 10' 8" (3.79m x 3.26m)

With rear facing window and fitted picture rail. Radiator.

### BATHROOM

With panelled bath, shower enclosure with mains shower, pedestal wash basin and low level WC. Fully tiled walls.

#### ATTIC BEDROOM 3

13' 11" x 11' 0" (4.25m x 3.37m)

With sloping ceilings. Radiator.

### OUTSIDE

The property stands back from the road behind a front facing forecourt.

There is a very useful 10 foot access to the rear of the property





Bedroom



Bathroom



Bedroom



Garden

from Victoria Road giving potential to access the rear of the property with items such as motorbikes, trailers, bicycles etc. As such, the garden area is private and not hindered by any form of neighbour right of access to the rear.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 119 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 is partly double glazed with some secondary glazing.

#### 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 will be 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.

#### WHAT'S YOURS WORTH?

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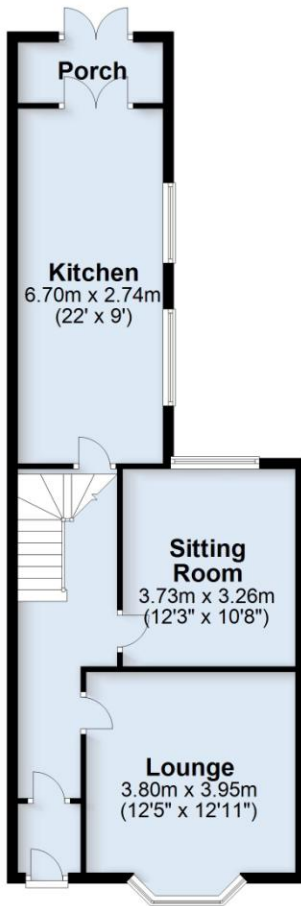
WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

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

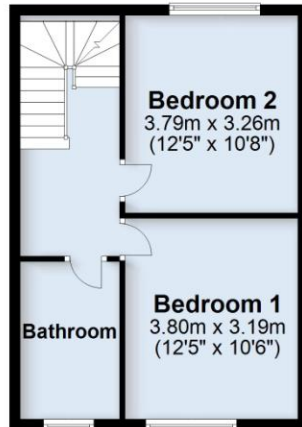
#### VIEWING

The stated EPC floor area, (which may exclude conservatories),  
is approximately 119 sq m

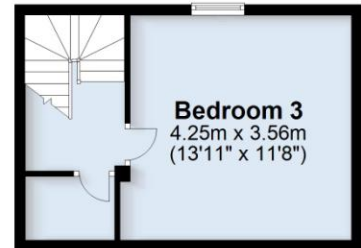
### Ground Floor



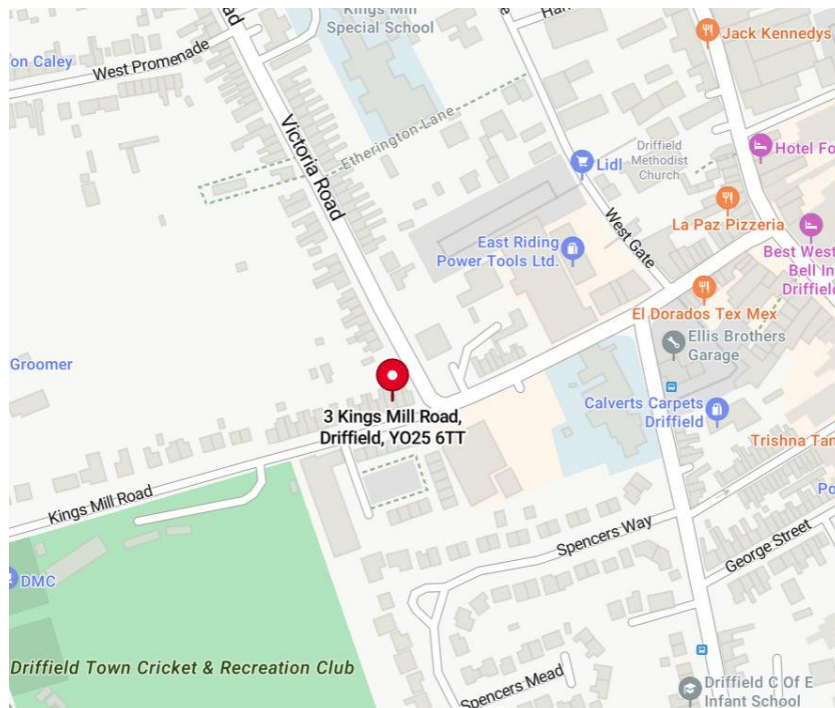
### First Floor



### Second Floor

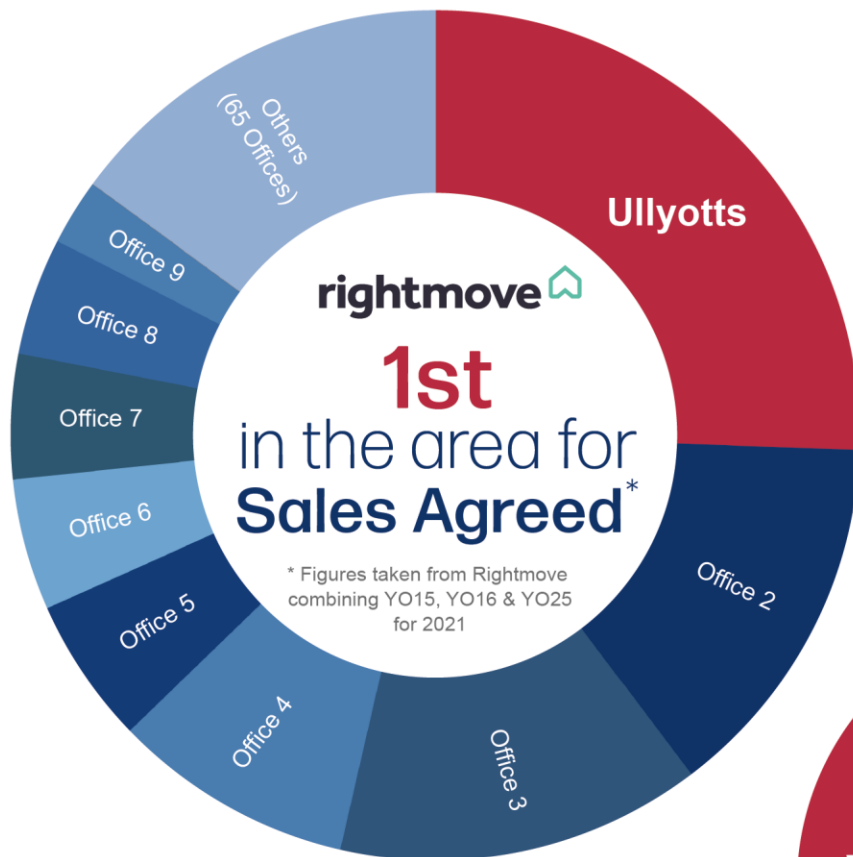


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