



1 Winterdale
Drifffield
YO25 5FS

ASKING PRICE OF

£300,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



3



2



1



Off Road
Parking



Gas Central Heating

1 Winterdale, Driffield, YO25 5FS

'Winterdale' is an established cul-de-sac development of only a handful of dwellings, very much noted by its leafy surroundings with Number 1 Winterdale having a plum location that benefits from an exceptionally private garden to the rear which enjoys a beautiful sunny aspect.

The accommodation on offer is larger than many three bedroom homes and is presented to an excellent standard throughout, having been meticulously updated by the vendors. It comprises two main reception areas along with an additional conservatory. The dining room is open plan into the kitchen and there is also a useful ground floor WC.

The first floor includes three bedrooms along with house bathroom. There is parking to the front along with a single garage.

Overall, if location is towards to top of your wants list ... this property is certainly worth viewing!

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.



Entrance



Cloaks/WC



Lounge



Dining Area

Accommodation

ENTRANCE HALL

With radiator.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Fitted laminate flooring. Radiator.

LOUNGE

14' 9" x 12' 6" (4.50m x 3.83m)

With front facing square bay window and feature fireplace with gas fire in situ. Decorative ceiling cornice and textured ceiling. Radiator.

Double doors leading into:

DINING ROOM

11' 11" x 9' 2" (3.64m x 2.80m)

With fitted laminate flooring and staircase leading off to the first floor. Decorative ceiling cornice and textured ceiling. Radiator.

Opening into:

KITCHEN

10' 8" x 8' 8" (3.26m x 2.65m)

Extensively fitted along three walls with a modern range of kitchen units including base cupboards with worktops over and wall mounted cupboards to match, all finished with Shaker style doors. Inset ceramic sink and integrated appliances include electric oven and four-ring gas hob with extractor.

CONSERVATORY

With ceramic tiled floor and views across the garden. Radiator.

FIRST FLOOR

LANDING

With side window and double panelled radiator.

BEDROOM 1

9' 8" x 9' 7" (2.96m x 2.93m)

With front facing window and fitted range of wardrobes along one wall. Radiator.

BEDROOM 2

10' 9" x 8' 9" (3.28m x 2.67m)

With rear facing window and textured ceiling. Radiator.



Kitchen



Conservatory



Bedroom



Bedroom

BEDROOM 3

9' 2" x 8' 9" (2.81m x 2.69m)
 With rear facing window and range of wardrobes. Laminate flooring. Radiator.

BATHROOM

With three piece suite comprising panelled bath having a shower over and glass side screen, vanity wash hand basin and low level WC. Heated towel radiator.

OUTSIDE

The property stands back from the road behind an area of front garden. There is a front forecourt which provides off-street parking and also leads to a single garage. To the rear of the property is an attractive enclosed area of garden including patio, lawn and side planted borders. The garden itself enjoys a sunny aspect and a good degree of privacy.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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 C.

ENERGY PERFORMANCE CERTIFICATE

Rating (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



Bedroom



Bathroom



Rear patio



Rear Elevation

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.

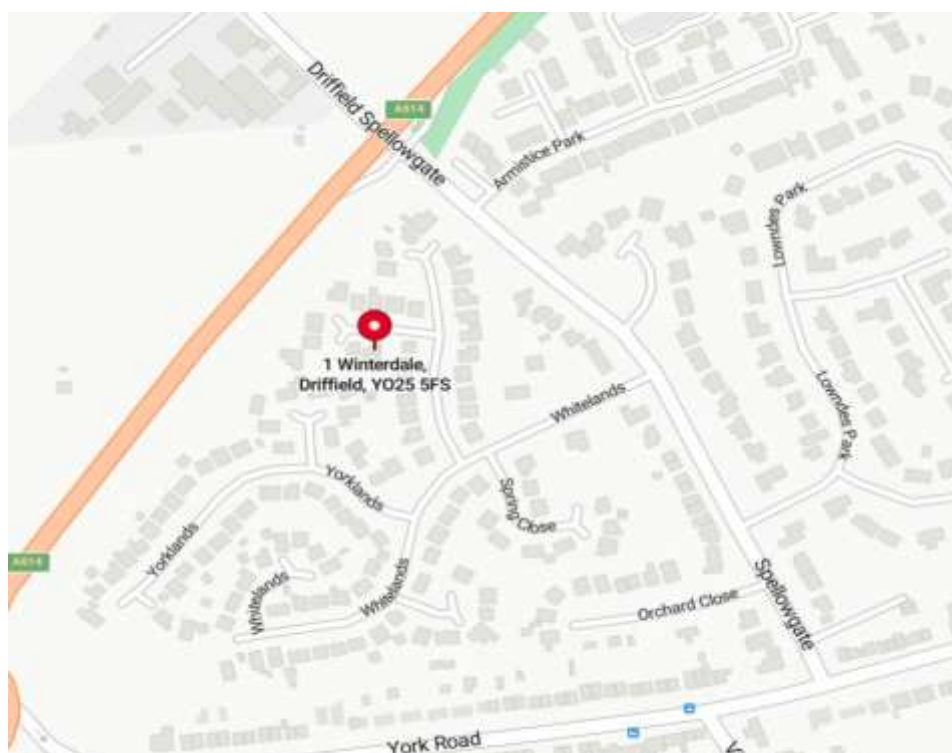
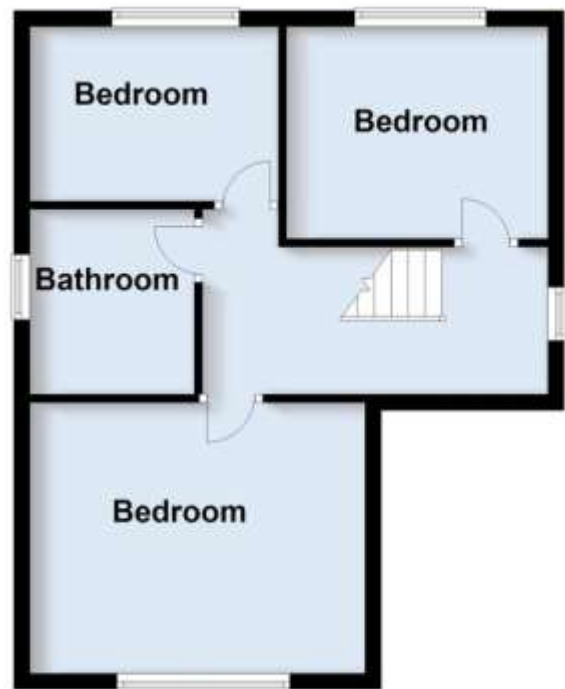
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
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.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations