



‘Woodside’  
23a Kings Mill Road  
Driffeld, YO25 6TT

ASKING PRICE OF

**£650,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Open Plan Sitting Room

 4
  3
  2
  Garage & Off Road Parking
  Gas Central Heating

## ‘Woodside’ 23a Kings Mill Road , Driffield, YO25 6TT

A private drive from Kings Mill Road, one of Driffield's premier locations leads to this absolutely stunning residence which is well set back on a secluded plot within delightful established gardens. The contemporary design of the property is visually stunning and the interior accommodation compliments this by providing a wealth of living space, in excess of 2000 sq ft, flooded with natural light with the prime living space offering **BEAUTIFUL VIEWS** over the gardens.

**The specification of this property is OUTSTANDING!** The layout is also versatile allowing the owners to have up to four bedrooms, or more reception rooms, if required. The focal point being an exceptional open plan living space combining a sitting room, dining space and kitchen with feature dual bi-fold doors to the front elevation providing a lovely outlook out onto the garden along with feature wood burning stove.

The remaining ground floor accommodation includes another reception room which could be utilised as a bedroom, if required, two further double bedrooms, house bathroom, utility room and WC.

The first floor of this property certainly ensures that it's occupants are in a luxury home boasting a generous master bedroom suite with en suite bathroom and totally separate walk-in wardrobe.

Externally, the gardens are established and a real joy! Featuring many mature shrubs and trees the front garden is extremely secluded from other properties and also features a summerhouse positioned perfectly to enjoy the last sun during the summer months.

To the rear of the property is a kitchen garden featuring raised beds whilst to the side of the property are patio area. Indeed, the owners have made access from the rear of the property very secure allowing pets to roam freely away from the main more formal gardens.

There is off-street parking and attached large single garage plus side space allowing scope to either extend the garage or house larger vehicles such as a caravan or motorhome.



Entrance Hall



Sitting Room



Sitting Room



Open Plan Sitting Room

In all, this truly is a luxury home of the highest calibre!

**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.

**Accommodation**

**ENTRANCE HALL**

14' 6" x 10' 2" (4.43m x 3.11m)  
 With feature staircase leading off having an oak newel and banister plus glass side. Inset lighting and porcelain tiled floor.

**OPEN PLAN SITTING ROOM**

21' 3" x 13' 5" (6.49m x 4.11m)

With porcelain tiled floor and featuring bi-folding doors to the front elevation enjoying views onto the garden.

Opening into:

**KITCHEN/DINER**

24' 11" x 13' 5" (7.61m x 4.09m)  
 Exceptionally well fitted with a very contemporary range of kitchen units featuring sleek handle less doors and including base and wall mounted cupboards including range of integrated appliances. Inset sink with base cupboard beneath together with space and provision for a Range style cooker with cooker hood over.

Central Island with base cupboards and storage.

**UTILITY ROOM**

7' 10" x 6' 9" (2.40m x 2.06m)  
 With cupboards along one wall incorporating sink with base cupboard beneath and space and plumbing for automatic washing machine.

**CLOAKROOM/WC**

With low level WC and wash hand basin.





Open Plan Sitting Room



Kitchen



Kitchen



Living Room/Bedroom

### LIVING ROOM/BEDROOM

16' 10" x 14' 6" (5.15m x 4.44m)

With front facing window and currently being used by the current vendor as a second living room, this room could easily be utilised as a bedroom, if required. Vinyl flooring.

### BEDROOM 2

1' 0" x 10' 4" (.33m x 3.16m)

With vinyl flooring and rear facing window.

### BEDROOM 3

13' 5" x 10' 4" (4.11m x 3.16m)

With vinyl flooring and rear facing window.

### HOUSE BATHROOM

With separate shower enclosure having a thermostatically controlled shower, vanity style WC and wash hand basin. Panelled bath and fully tiled walls. Heated towel radiator.

### FIRST FLOOR

#### MASTER BEDROOM SUITE

20' 2" x 16' 0" (6.15m x 4.90m)

A stunning room flooded with natural light and featuring Velux style windows in the ceiling and plenty of storage in the eaves. Radiator.

A Hall then leads to:

### EN-SUITE

13' 10" x 5' 6" (4.22m x 1.68m)

Featuring vanity style WC and wash hand basin and shower enclosure with thermostatically controlled shower. Full tiled walls and heated towel radiator.

### WALK-IN WARDROBE

9' 10" x 8' 5" (3.02m x 2.58m)

A superb room fully fitted with storage facilities.

### OUTSIDE

The property is located off Kings Mill Road accessed via a private drive flanked by mature planting.

To the front of the property are generous, established gardens, these being the main gardens for the property featuring extensive planting and also having an exceptionally good sized patio immediately to the front of the property, accessed via the bi-folding doors.

There is a large summerhouse, this being fully insulated and having electric power and lighting connected.



Bedroom



Bedroom



House Bathroom



House Bathroom

There is a single garage to the side of the property plus additional space suitable for a caravan or motorhome. To the rear of the property is a kitchen garden which features a wealth of raised beds and this extends the full length of the exterior of the house. To the right hand side of the property is a paved area and the rear and side of the property are all secured by fences and gates.

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 220 square metres.

**CENTRAL HEATING**

The property benefits from gas underfloor heating on the ground floor with central heating to radiators on the first floor. 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 E.

**ENERGY PERFORMANCE CERTIFICATE**

Rating B.

**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.

Regulated by RICS





Master Bedroom Suite



Hall from Master Bedroom



Master Bedroom En-Suite



Walk-in wardrobe



Gardens





Garden



Garden



Summerhouse interior

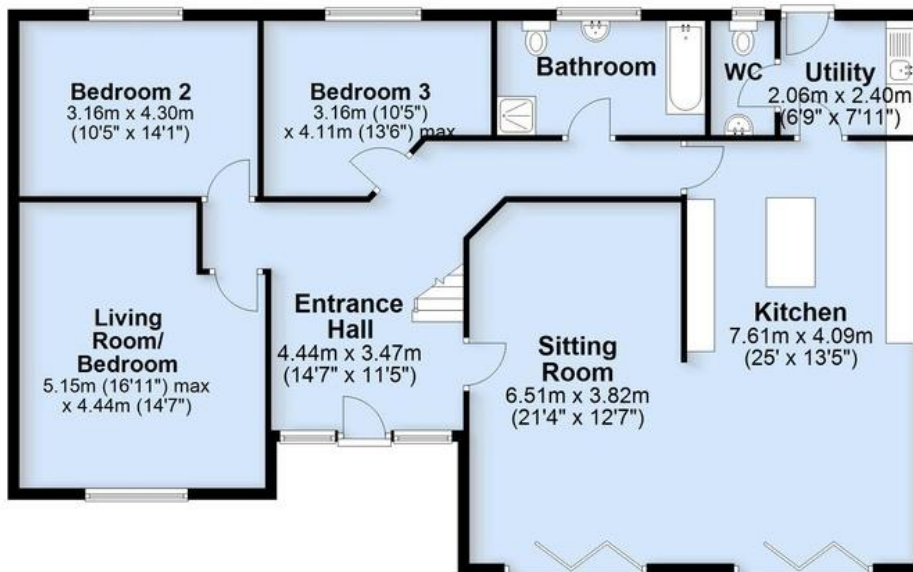


Drive

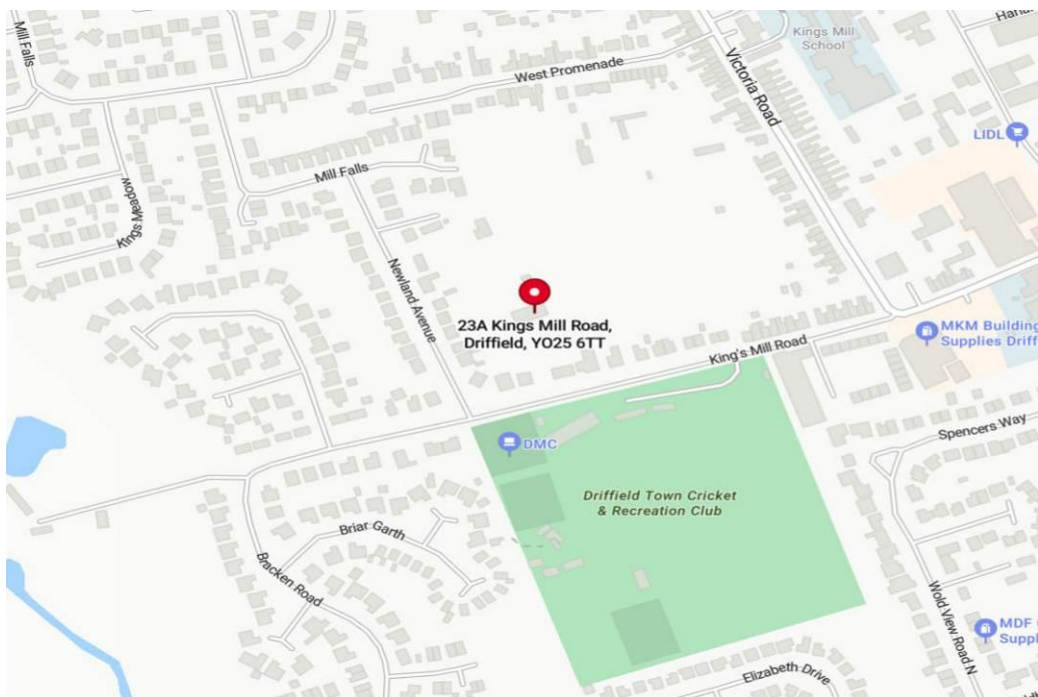
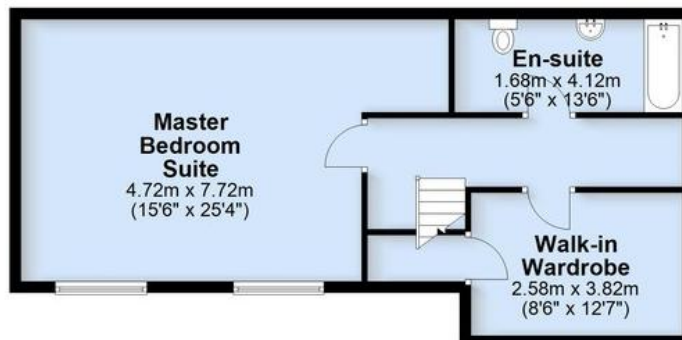


The stated EPC floor area, (which may exclude conservatories),  
is approximately 220 sq m

### 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**  
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# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*



# ■ Ulllyotts ■

EST 1891



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