



82 Victoria Road
Drifffield
YO25 6UB

ASKING PRICE OF

£230,000 CHAIN FREE

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 3
  1
  1
  Off Road Parking
  Gas Central Heating

82 Victoria Road, Driffield, YO25 6UB

A substantial, traditionally styled semi-detached house in a popular residential area, ideal for access into Driffield town centre. The property provides off-street parking to the front with facilities for multiple vehicles and a particular feature of the house is the enclosed area of garden which is situated to the rear.

The property lends itself to family living but could equally be of appeal to many other buyers simply wanting a quality home in a good setting.

The internal layout features an entrance hall plus dedicated lounge having a bay window frontage. The rear of the property has been customised to provide a modern feeling open plan dayroom and kitchen whilst on the first floor are three bedrooms plus house bathroom.

Overall, the property is in excellent order throughout with gas-fired central heating as well as sealed unit double glazing.

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 Hall



Lounge



Day Room/Kitchen



Kitchen

Accommodation

ENTRANCE HALL

A lovely welcoming hall with straight flight staircase leading up to the first floor. Useful understairs storage with side window. Wood effect flooring. Radiator.

LOUNGE

11' 0" x 11' 6" (3.37m x 3.53m)

With front facing bay window and feature multi fuel stove upon a flagged hearth with timber overmantel. Coved ceiling and wood flooring. Radiator.

DAY ROOM/KITCHEN

18' 0" x 12' 2" (5.51m x 3.71m)

Thoughtfully combining two rooms, this now represents an attractive contemporary space with door leading out onto the rear patio. Wood effect flooring to the day room area with tiled effect flooring to the kitchen. The kitchen itself features a range of modern kitchen units featuring gloss white doors with chrome handles and including electric oven, four ring gas hob and extractor over. Space and plumbing for an automatic washing and dishwasher. Ceramic one and a half bowl sink with mixer tap and cupboards beneath. Coving throughout.

FIRST FLOOR

LANDING

With attractive side window and spindled bannister. Coved ceiling.

BEDROOM 1

12' 1" x 10' 2" (3.69m x 3.1m)

With rear facing window. Coved ceiling. Radiator.

BEDROOM 2

10' 11" x 10' 4" (3.35m x 3.15m)

With front facing bay window. Coved ceiling. Radiator.

BEDROOM 3

7' 6" x 7' 0" (2.31m x 2.15m)

With front facing window. Coved ceiling. Radiator.

BATHROOM

With contemporary suite comprising curved edge bath with shower over and glass side screen. Low-level WC and vanity wash hand basin. Contemporary tiling to the walls around the bath. Coved ceiling and wood effect flooring.



Landing



Bedroom



Bedroom



Bedroom

OUTSIDE

The property is set behind a gravelled front forecourt which provides vehicle access and parking for multiple vehicles.

Immediately to the rear of the property is an Indian stone patio. This gives way to a gravelled patio and in turn lawned area with side planted borders. The garden also includes a shed and is enclosed by a timber fence.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 82 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 A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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



Bathroom



Garden

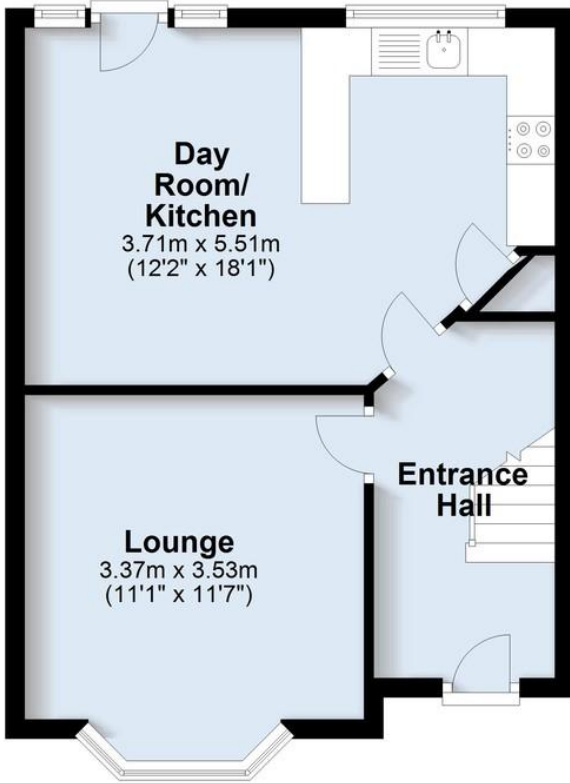


Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 82 sq m

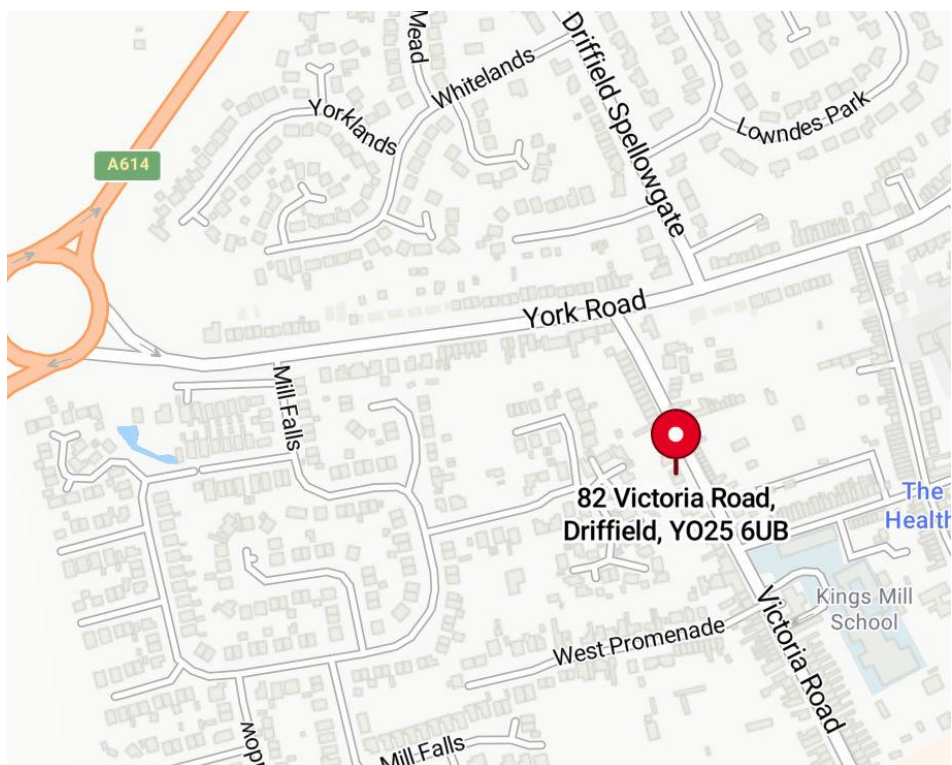
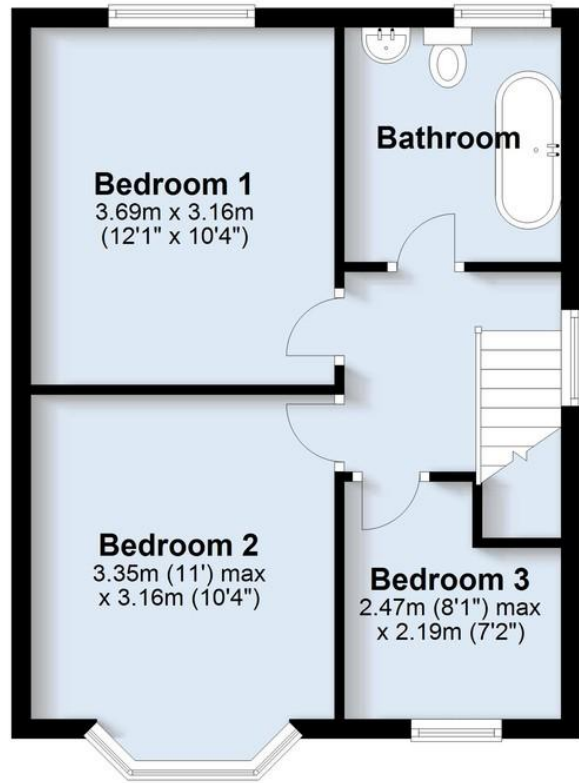
Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



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