



19 Whitelands
Driffield

YO25 5YW

ASKING PRICE OF

£375,000

4 Bedroom Detached House



Kitchen



4



2



2



Off street parking



Gas Central Heating

19 Whitelands, Driffield, YO25 5YW

PREPARE TO BE IMPRESSED!

Quite simply a **STUNNING DETACHED RESIDENCE**, comprehensively refurbished by the vendor who has created arguably one of the best modern homes currently available in the area. With attention paid in minute detail, both internally and externally, viewers will enjoy a beautiful relaxed living space complete with extra features including solid fuel stove in the lounge, beautifully appointed kitchen, complete with appliances, and useful converted garage, with roof space storage, which is currently used as a Studio by the vendor but could easily be used as an additional reception room, or even workshop, if required, or simply can be reverted back to a garage. The first floor features four bedrooms with the master bedroom having an en-suite and there is also the house bathroom which is, again, re-fitted.

Externally, the improvements have continued. There is off-street parking to the front whilst to the rear is a landscaped garden complete with contemporary composite decking immediately to the rear of the house. This gives way to a further area of enclosed garden which offers excellent privacy

and also a summerhouse. Taking things even further, a solar PV system complete with battery backup helps ensure that not only is this a wonderful home, the cost of running it (electricity) is kept low.

Location is everything and, again, this does not disappoint. Being within a relatively level walk of the town centre within a delightful and much sought after mature development.

In short, this is a property ready for immediate occupancy located within one of Driffield's most sought after areas.

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



Kitchen



Lounge



Lounge

Accommodation

ENTRANCE HALL

17' 11" x 6' 1" (5.47m x 1.86m)

A very attractive main entrance to the property featuring wood effect flooring and an open staircase leading off to the first floor and featuring an oak banister and spindles. Contemporary multi-panel oak finished doors leading off to principal accommodation. Radiator (covered).

CLOAKROOM/WC

6' 7" x 2' 9" (2.01m x 0.84m)

With contemporary half-tiled walls topped with a chrome trim and suite featuring low level WC and vanity wash hand basin. Modern radiator.

LOUNGE

17' 11" x 11' 1" (5.47m x 3.39m)

With front facing bay window plus additional side window. Fireplace niche with slate hearth and timber over mantel having a fitted multi-fuel stove in situ. Coved ceiling. Radiator.

Double doors with glass lights leading into:

DINING ROOM

With wood effect flooring. Radiator.

French doors leading out onto a raised deck area. Coved ceiling.

KITCHEN

26' 6" x 11' 10" (8.10m x 3.63m)

Perhaps the focal point of this lovely home, the vast kitchen space has been totally re-worked and features an extensive range of contemporary styled units topped with a quality solid quartz worktop. The cupboards feature panelled doors with brass trims and integrated appliances include electric double oven plus a large five ring induction hob with extractor over and bespoke glass splashback.

Double French doors leading out onto a raised deck and space and provision for an American-style fridge/freezer. Integrated dishwasher and wood effect flooring. Side window. Two radiators.

Door leading into:

STUDIO/WORKSHOP/UTILITY

17' 3" x 8' 4" (5.26m x 2.55m)

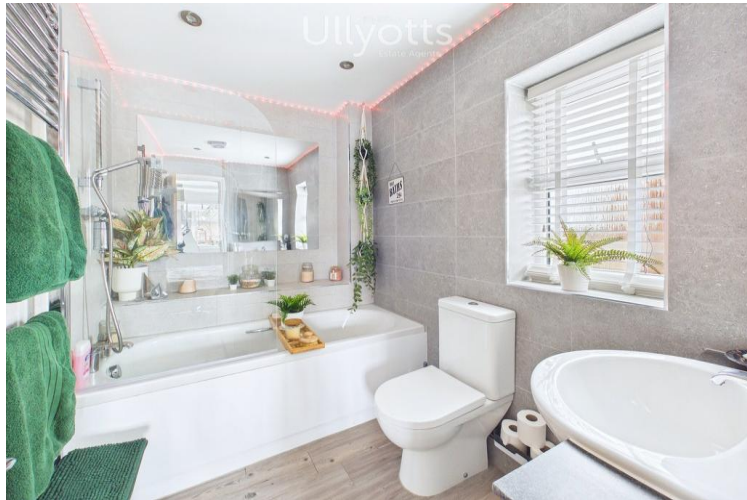
Offering huge scope to develop further, currently used by the vendor as an art studio, but also accommodating a tumble dryer where there is a stainless steel sink. The front of this



Dining Room



Master Bedroom



En-suite



Bedroom 2

room features folding glass doors with integrated privacy blinds.

FIRST FLOOR LANDING

A lovely light space with side window. With oak finished gallery banister and oak finished doors leading off to all rooms.

MASTER BEDROOM

11' 0" x 10' 1" (3.37m x 3.09m)

A bright and airy space with dual front facing windows and coved ceiling. Radiator.

EN-SUITE

7' 1" x 5' 6" (2.17m x 1.69m)

totally re-fitted with a panelled bath, having a plumbed-in mixer shower over and glass side screen. Attractive adjacent mirrored niche for storage and heated chrome towel rail. Low level WC and vanity style wash hand basin. Contemporary tiling and inset ceiling lighting.

BEDROOM 2

10' 3" x 9' 11" (3.13m x 3.04m)

A lovely light double room with rear facing window. Radiator.

BEDROOM 3

8' 0" x 7' 4" (2.45m x 2.24m)

With a front facing window this room is currently used as a

Study/Home Office. Radiator.

BEDROOM 4

8' 0" x 7' 1" (2.44m x 2.17m)

With a rear facing window this lovely light single bed room is currently used as a dressing room and walk-in wardrobe. Radiator.

BATHROOM

7' 11" x 5' 5" (2.43m x 1.66m)

With a contemporary suite and featuring a panelled bath with plumbed-in rainfall shower over and having a glass side screen, low level WC and chrome heated towel radiator. Vanity style wash hand basin with mirror over which is backlit. Contemporary tiling with chrome trim.

OUTSIDE

The property is built set back from the road behind a smart block paved drive which provides parking for multiple vehicles, the remaining part of the frontage is gravelled which offers further provision for extra parking. To the right side of the property there is a log store and small storage shed.

To the left there is a side path which leads to the rear garden. Immediately adjacent to the property is an extensive composite raised deck area which is partially covered by a



Bedroom 3



Bedroom 4



Bathroom



Composite raised deck area

contemporary pergola featuring side blinds and adjustable roof. The garden extends to a pave patio with a shaped lawn. A stunning south facing garden being mature, private and planted with a range of small trees and shrubs. The garden features an additional patio area with outdoor fireplace/pizza oven/BBQ under a pergola. There is the edition of a wooden clad Swedish hot tub and log fired heater sitting next to a beautiful summerhouse with mains electric.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

SOLAR PV

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property backed with a battery storage system. Further information may be available upon request.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

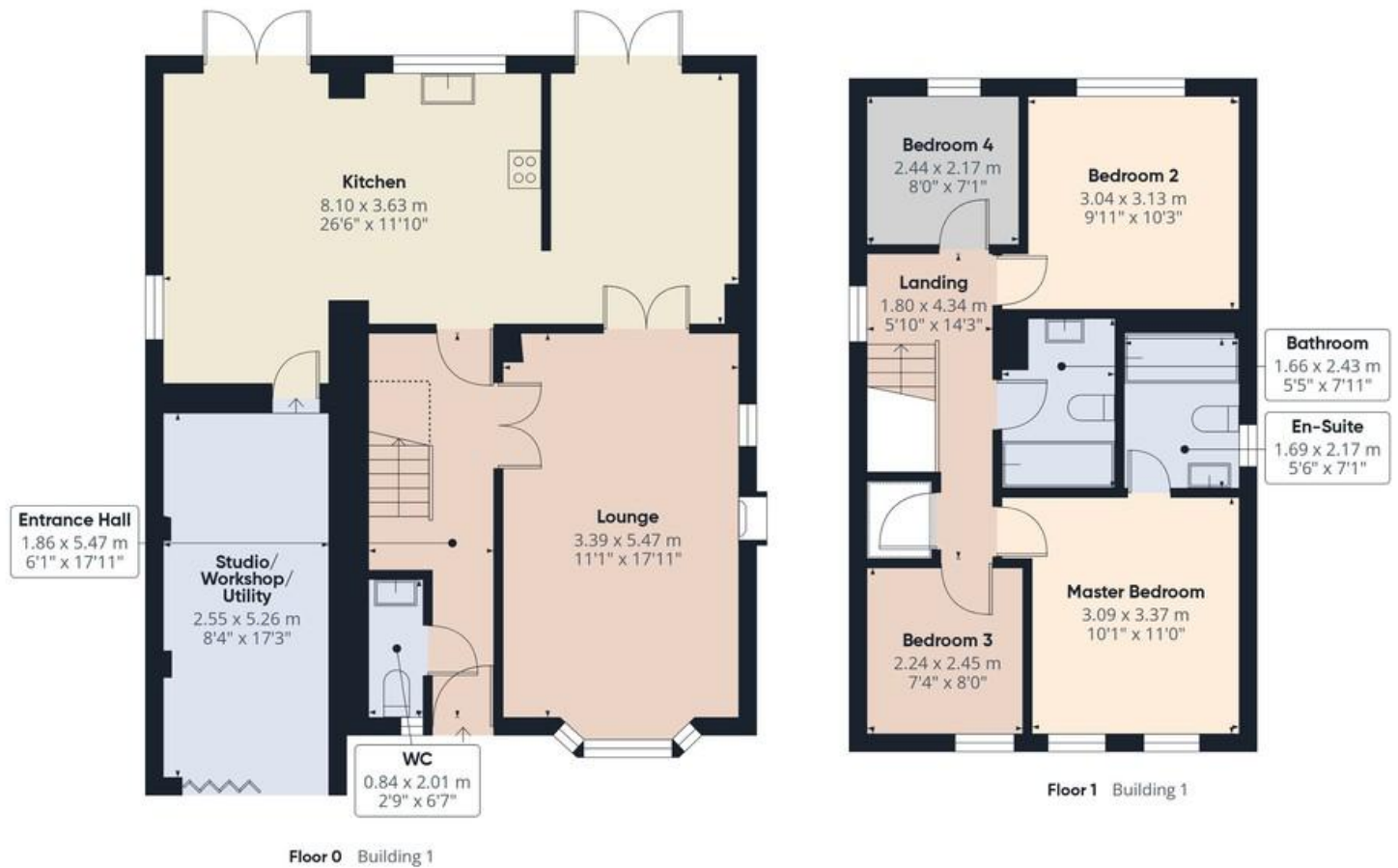
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

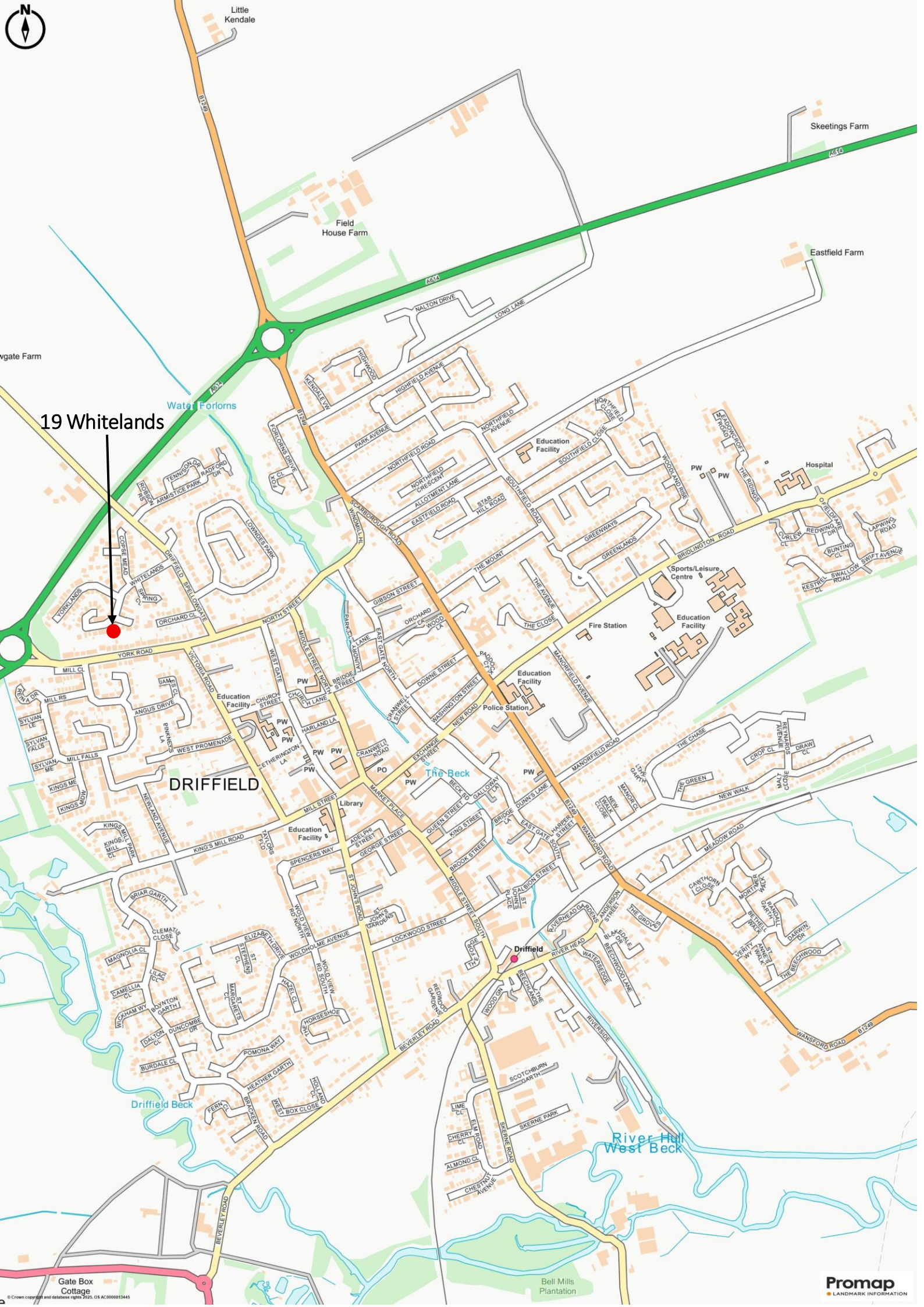
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1. Regulated by RICS

The digitally calculated floor area is 117 sq m (1,257 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Wigate Farm

Water Forlons

19 Whitelands

Hospital

Sports/Leisure Centre

Fire Station

Education Facility

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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