



14 The Groves
Driffield

YO25 5YZ

ASKING PRICE OF

£335,000

4 Bedroom Detached House



Garden



14 The Groves, Driffield, YO25 5YZ

A beautifully appointed detached home in one of Driffield's premier residential cul-de-sacs, conveniently situated for access into Driffield Town Centre which is within a short walking distance. The accommodation on offer includes attractive lounge plus contemporary styled dining kitchen across the rear of the property with direct access onto the rear garden. There is a ground floor WC plus on the first floor are four good sized bedrooms along with house bathroom.

The property really is presented to an excellent standard throughout and is very unlikely to disappoint once viewed.

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



Kitchen



Dayroom

Accommodation

ENTRANCE HALL

16' 2" x 3' 8" (4.95m x 1.14m)

With open staircase leading off to the first floor. Coved ceiling. Door leading into the garage. Radiator.

LOUNGE

15' 1" x 10' 11" (4.61m x 3.35m)

With front facing window, coved ceiling and double panelled radiator. Feature recessed fireplace with gas fired log stove effect fire with timber over mantel.

Double doors leading into:

DAYROOM/KITCHEN

25' 3" x 8' 7" (7.72m x 2.64m)

A quite stunning room, formerly being two separate areas and now combined to provide a contemporary space.

The Dayroom area having full height patio doors leading out onto a raised deck/BBQ area. There is an additional fully glazed door again leading onto the raised deck area.

The kitchen is fitted along three walls including a range of modern kitchen units featuring Shaker style doors with brushed chrome effect handles and a wood block effect

worktop and breakfast bar. Inset single sink with base cupboard beneath. Range style cooker (included) and double stainless steel canopy over and stainless steel splashback. Integrated dishwasher and fridge. Fitted laminate flooring throughout.

CLOAKROOM/WC

7' 8" x 2' 7" (2.34m x 0.80m)

With low level WC and bracket wash hand basin. Built-in storage cupboard. Radiator.

FIRST FLOOR LANDING

8' 2" x 5' 1" (2.50m x 1.56m)

BATHROOM

8' 8" x 7' 7" (2.66m x 2.33m)

A feature bathroom suite including free-standing bath with claw feet, traditionally styled pedestal wash hand basin and low level WC. Double shower enclosure with mains plumbed in shower. Inset ceiling lighting and tile effect flooring. Heated chrome towel radiator.

BEDROOM 1

13' 2" x 12' 0" (4.02m x 3.68m)

With front facing window. Radiator.



Dayroom



Bedroom 1



Bedroom 2

BEDROOM 2

13' 1" x 9' 8" (3.99m x 2.96m)

With front facing window. Radiator.

BEDROOM 3

11' 9" x 9' 6" (3.59m x 2.91m)

With rear facing window. Radiator.

BEDROOM 4

8' 8" x 7' 4" (2.66m x 2.26m)

With rear facing window. Radiator.

OUTSIDE

The property stands back from the road behind an established front garden featuring lawn with side borders and a mature beech hedged boundary.

A drive leads to an integrated single garage. To the rear of the property is an enclosed area of garden featuring raised deck immediately to the rear of the house and covered canopy area currently used for a hot tub.

The garden fans out towards the rear and features a bespoke timber shed, two mature trees and planted beds plus greenhouse.



Bedroom 3

GARAGE

17' 8" x 9' 3" (5.39m x 2.82m)

With insulated electric garage door and currently being used for utility purposes and storage/recreation. Comprising two double base units with plumbing for automatic washing machine and space for a dryer with a full length wood block worktop over. Floor covering and partly carpeted. Electric power and lighting connected. Two radiators.

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.

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating C.



Bedroom 4



Bathroom



Raised Deck



Rear Elevation

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 Ulyotts 01377 253456 - Option 1.

Regulated by RICS

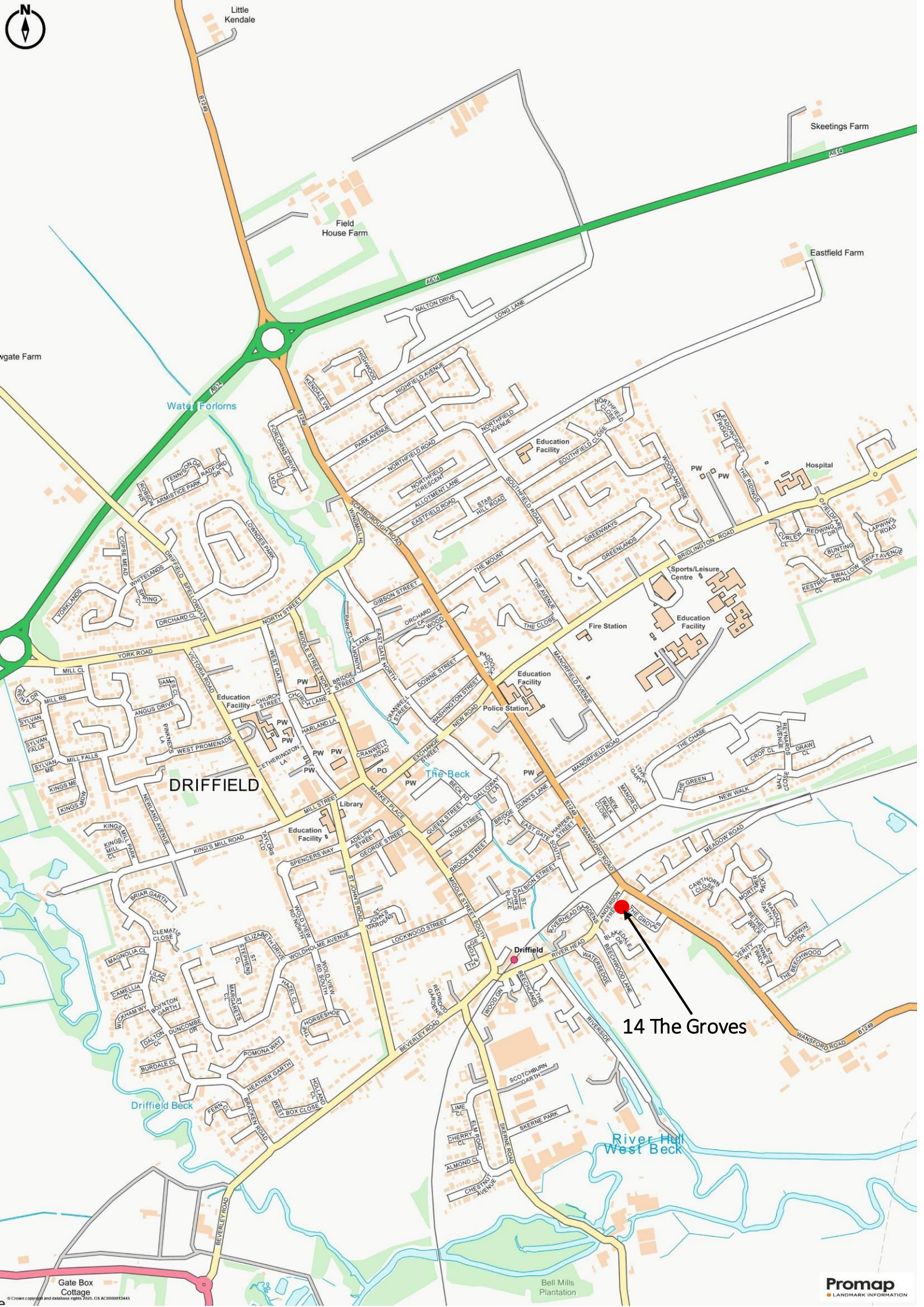


Garage



The digitally calculated floor area is 116 sq m (1,246 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Forlons

Hospital

DRIFFIELD

The Beck

Driffield Beck

River Hill West Beck

14 The Groves

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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