

1 Spencers Way
Driffield
YO25 6RH

ASKING PRICE OF

£269,500

Up to 5 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01377 253456



Rear Elevation

Up to 5 | 2 | 2 | Off Road Parking | Gas Central Heating

1 Spencers Way, Driffield, YO25 6RH

This is a quite deceptive semi-detached property in a prime residential location within only a short walk of the town centre. Indeed, the rather modest facadé of this property hides a wealth of versatile accommodation which is both spacious and superbly presented throughout being in a move-in-condition. The layout itself provides owners the opportunity to have bedrooms on the ground floor as well as on the first floor and the accommodation could include up to four bedrooms plus a large walk-in wardrobe on the first floor. The remaining ground floor accommodation features a delightful bay fronted lounge plus super open plan day room and kitchen that includes a beautifully fitted kitchen area as well as separate utility space and dayroom area with staircase leading of to the first floor. French doors lead out from this space onto a modern decked area.

To the rear of the property is an enclosed area of garden that is low maintenance and has a sunny south-westerly facing aspect.

The location of this property cannot be understated and, we anticipate that this superb home will impress every single person wishing to view!

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



Day Room/Kitchen



Kitchen



Day Room



Lounge

Accommodation

5' 9" x 4' 3" (1.76m x 1.32m)
and (5.01m x 0.85m) An irregular shaped, but welcoming, entrance to the property and featuring a double built-in cupboard. Double panelled radiator.

CLOAKROOM/WC

9' 6" x 5' 9" (2.92m x 1.77m)
With a mains plumbed in walk-in shower with glass side screen. Vanity style wash hand basin and WC. Extractor fan. Integrated towel radiator.

LOUNGE

13' 8" x 13' 6" (4.19m x 4.14m)
An irregular sized room with an attractive front facing bay window plus additional side window. Feature fireplace with gas fire in situ. Coved ceiling. Radiator.

DAY ROOM/KITCHEN

13' 2" x 10' 10" (4.03m x 3.31m)
A beautiful open plan space with staircase leading off having a spindled banister. Door and Double French doors leading out onto a raised timber deck. Inset ceiling lighting. Coved ceiling. Radiator.

Open plan into an attractive Kitchen area (6.20m x 5.29m) being fitted with a range of predominantly base cupboards and featuring solid wood Shaker style doors with brushed chrome effect handles. Full height pull-out pantry style cupboards. Integrated dishwasher and NEFF double oven plus electric hob with extractor over.

UTILITY AREA

4' 5" x 4' 0" (1.36m x 1.24m)
With wall hung boiler, rear facing window and space and plumbing for automatic washing machine.

GROUND FLOOR BEDROOM 1

13' 1" x 12' 2" (3.99m x 3.71m)
With rear facing window and double built-in wardrobes. Double panelled radiator.

GROUND FLOOR BEDROOM 2

12' 10" x 6' 7" (3.93m x 2.02m)
With front facing window and built-in cupboard. Radiator.

FIRST FLOOR LANDING

With large built-in storage cupboard.

BEDROOM 3



Cloaks/WC



Bedroom 1



Bedroom 2



Bedroom 3

15' 2" x 13' 6" (4.64m x 4.13m)
An irregular shaped room with sloping ceilings and restricted head height in places. Double panelled radiator.

EN-SUITE
6' 9" x 5' 6" (2.07m x 1.70m)
With curved edge bath and having a shower over, low level WC and half pedestal wash hand basin.

BEDROOM 4
12' 7" x 11' 4" (3.85m x 3.47m)
With rear facing window. Radiator.

BEDROOM 5/WALK-IN WARDROBE
11' 6" x 7' 5" (3.52m x 2.28m)
With sloping ceiling and restrictive head height.

STORAGE CUPBOARD
7' 11" x 6' 11" (2.42m x 2.13m)
Access from the landing into a large storage cupboard.

OUTSIDE
The property stands on a good sized plot with large wide frontage. There is vehicle access off Spencers Way with parking facilities. To the rear is an enclosed area of block paved courtyard which has a south-westerly facing aspect as well as timber deck with retaining gallery immediately adjacent to the property.

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 C.

ENERGY PERFORMANCE CERTIFICATE
Rating D.

NOTE
Heating systems and other services have not been checked.
All measurements are provided for guidance only.



En-Suite



Bedroom 4

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 Ullyotts 01377 253456 - Option 1.

Regulated by RICS

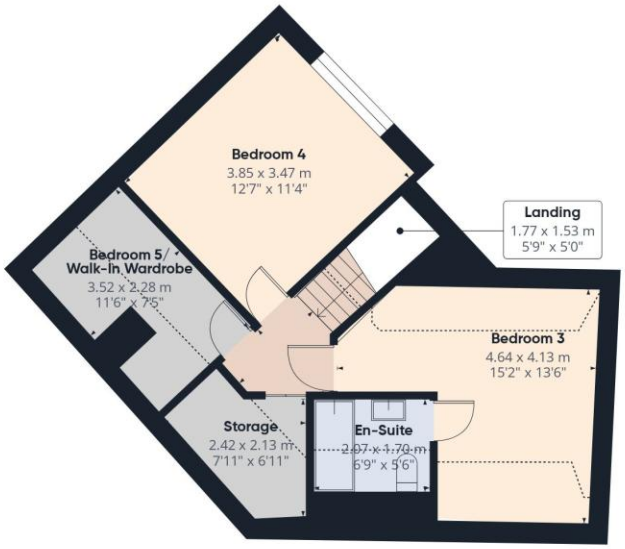


Timber deck

The digitally calculated floor area is 135 sq m (1,455 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

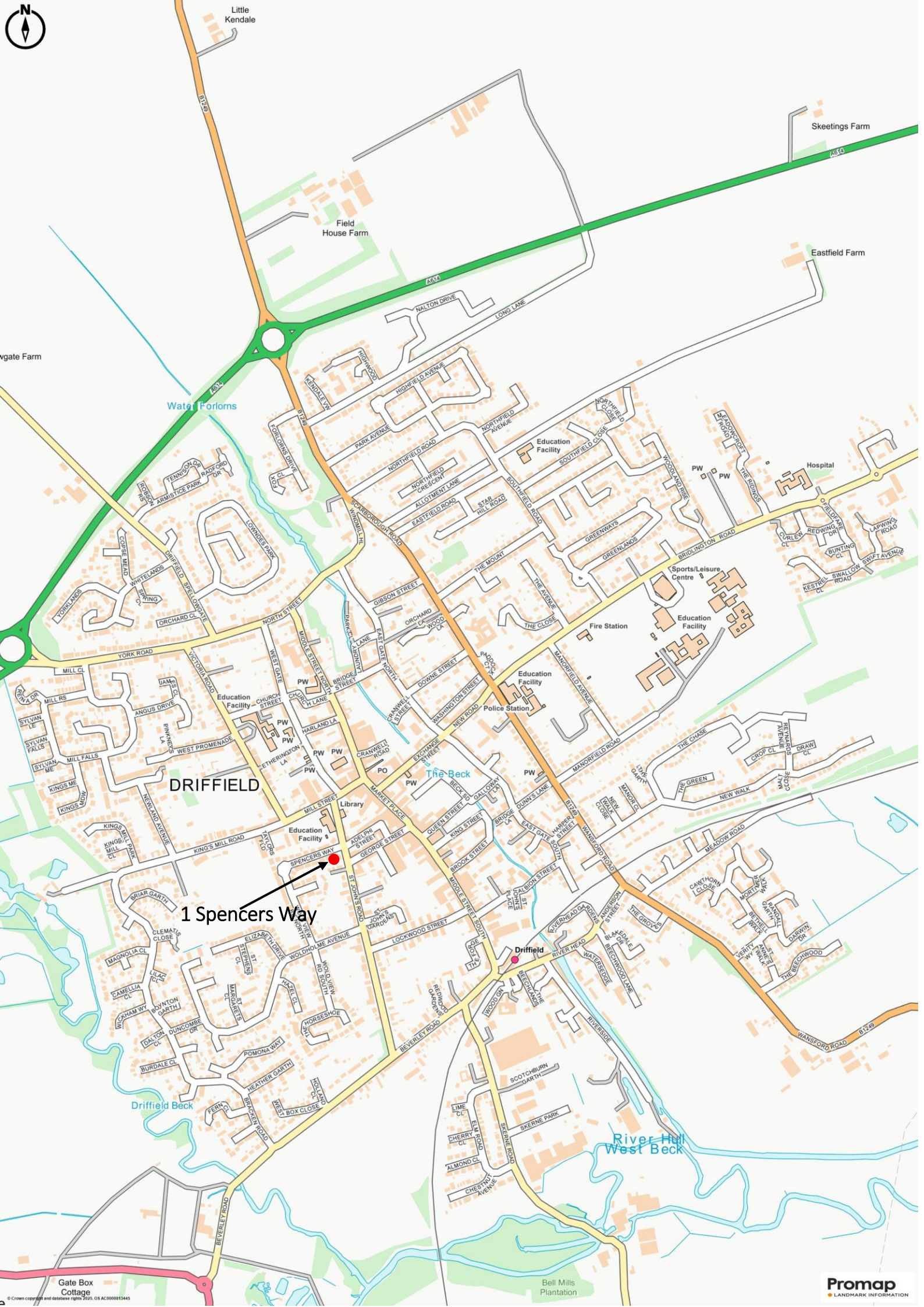


Floor 0



Floor 1




1 Spencers Way
DRIFFIELD
Little Kendale
Skeetings Farm
Field House Farm
Eastfield Farm
Water Forlorns
Driffield Beck
River Hull
West Beck
The Beck
Bell Mills Plantation
Gate Box Cottage
Hospital
Sports/Leisure Centre
Fire Station
Police Station
Library
Education Facility
Driffield
A614
B1249
NALTON DRIVE
LONG LANE
HIGHWOOD
KENDALE VW
HIGHFIELD AVENUE
PARK AVENUE
NORTHFIELD AVENUE
NORTHFIELD ROAD
NORTHFIELD CRESCENT
ALLOTMENT LANE
EASTFIELD ROAD
STAR HILL ROAD
SOUTHFIELD ROAD
SOUTHFIELD CLOSE
NORTHFIELD CLOSE
WOODLAND RISE
THE RIDINGS
MADDISCROFT ROAD
FORLORNS DRIVE
FORLORNS CL
ROBSON RISE
TENNISON DR
ARMISTICE PARK
RADFORD DR
SCARBOROUGH ROAD
WINDMILL HL
GREENWAYS
GREENLANDS
BRIDLINGTON ROAD
THE MOUNT
THE AVENUE
THE CLOSE
FIELDFARE DR
REDWING DR
LAPWING ROAD
BUNTING CL
SWALLOW ROAD
SWIFT AVENUE
KESTREL CL
CURLEW CL
COPPE MEAD
WHITELANDS
SPRING CL
YORKLANDS
DRIFFIELD SPELLOWGATE
LOWNDES PARK
ORCHARD CL
NORTH STREET
GIBSON STREET
ORCHARD LA
WOOD LA
PARKDALE
CHAPMAN LANE
EAST GATE NORTH
DOWNE STREET
PADDOCK CL
MANORFIELD AVENUE
MANORFIELD ROAD
YORK ROAD
MILL CL
MILL RS
VICTORIA ROAD
WEST GATE
MIDDLE STREET NORTH
BRIDGE STREET
CHURCH STREET
CHURCH LANE
HARLAND LA
ANGUS DRIVE
SYLVAN LE
SYLVAN FALLS
SYLVAN ME
MILL FALLS
KINGS ME
KINGS MEW
RINKMEYER LA
WEST PROMENADE
FETHERINGTON LA
CRANWELL ROAD
CRANWELL STREET
EXCHANGE STREET
WASHINGTON STREET
NEW ROAD
BECK SQ
GALLOWGATE
DUNN'S LANE
MARKET PLACE
MILL STREET
QUEEN STREET
KING STREET
BRIDGE LA
EAST GATE SOUTH
HARPER STREET
WANSFORD ROAD
MEADOW ROAD
NEWLAND AVENUE
KING'S MILL ROAD
KINGS MILL PARK CL
TAYLORS FLD
ADELPHI STREET
GEORGE STREET
SPENCERS WAY
ST JOHN'S ROAD
ST JOHN'S GARDENS
BRIAR GARTH
CLEMATIS CLOSE
MAGNOLIA CL
LILAC CL
CAMELLIA CL
WICKHAM WY
BOYNTON GARTH
DALTON CL
DUNCOMBE DR
BURDALE CL
POMONA WAY
HEATHER GARTH
FERN CL
BRACKEN ROAD
HOLLAND CL
WEST BOX CLOSE
ELIZABETH DRIVE
ST STEPHENS CL
ST MARGARETS CL
HAZEL CL
WOLDHOLME AVENUE
WOLD VIEW NORTH
WOLD VIEW RD SOUTH
HORSESHOE
THE
LOCKWOOD STREET
MIDDLE STREET SOUTH
ALBION STREET
ST JOHNS PLACE
BROOK STREET
RIVERHEAD CL
ANDERSON STREET
THE GROVE
LAKEDALE DR
RIVER HEAD
WATERSEDGE
BEECHWOOD LANE
THE BEECHWOOD
BEECHLANDS
WOOD GN
REDWOOD GARDENS
BEVERLEY ROAD
RIVERSIDE
SCOTCHBURN GARTH
SKERNE PARK
SKERNE ROAD
LIME CL
CHERRY CL
ELM ROAD
ALMOND CL
CHESTNUT AVENUE
THE CHASE
REYNARDS AVENUE
CROP CL
DRAW CL
THE GREEN
NEW WALK
MANOR CL
NEW WALK CLOSE
LYKE GARTH
CAWTHORN CLOSE
MORTIMER WAY
BETHEL WALK
RANDALL GARTH
DARWIN DR
VERITY WY
ANNE WALK
PW
PO
TH
© Crown copyright and database rights 2025. OS AC0000813445
Promap
LANDMARK INFORMATION

Est. 1891

Ullyotts

Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk

RICS

- Residential Sales
- Property Management
- Valuations