



1 Kings Meadow
Driffield

YO25 5FB

ASKING PRICE OF

£220,000

3 Bedroom Semi-Detached House



Garden



3



2



1



Garage & Off
Road Parking



Gas Central Heating

1 Kings Meadow, Driffield, YO25 5FB

An established semi-detached house located in a popular and much sought after residential area and forming part of a cul-de-sac. This is an ideal family home but would suit other buyers offering larger than normal accommodation that includes two main reception rooms as well as kitchen along with useful utility room. There are three bedrooms on the first floor plus house bathroom. There is an attached single garage.

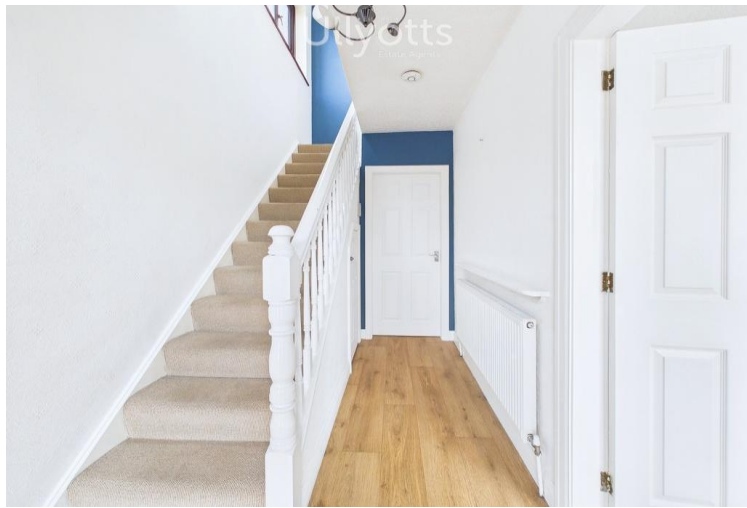
Honestly, properties of this type, and in this location, are not only rare, they are especially desirable and have HUGE SCOPE to develop further - this is a real opportunity!

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

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



Lounge



Lounge - VIRTUALLY STAGED

Accommodation

UPVC ENTRANCE DOOR

Opening into:

ENTRANCE HALL

11' 3" x 5' 11" (3.43m x 1.82m)

With straight flight staircase to the first floor. Understairs storage cupboard. Laminating flooring. Radiator.

LOUNGE

12' 8" x 10' 8" (3.88m x 3.26m)

With fire surround and 'marble' inset and hearth with coal effect electric fire in situ. Radiator.

Double doors to:

DINING ROOM

9' 11" x 8' 8" (3.03m x 2.65m)

With rear facing window. Radiator.

KITCHEN

9' 11" x 8' 2" (3.04m x 2.49m)

Single drainer stainless steel sink unit with base and wall mounted cupboards. Space for a cooker, dishwasher and fridge. Laminate flooring.

Door to:

UTILITY ROOM

7' 6" x 6' 6" (2.30m x 2.00m)

With double base unit and plumbing for automatic washing machine. Housing the central heating boiler. uPVC door to rear garden.

FIRST FLOOR LANDING

9' 4" x 3' 5" (2.87m x 1.05m)

With airing cupboard housing the hot water cylinder. Loft hatch giving access to the loft space.

BEDROOM 1

12' 7" x 10' 5" (3.85m x 3.18m)

With a front facing window, two double fitted wardrobes and integrated drawer unit with top cupboards. Radiator.

BEDROOM 2

10' 7" x 9' 10" (3.23m x 3.02m)

With a rear facing window. Radiator.

BEDROOM 3

7' 3" x 6' 4" (2.23m x 1.95m)

With front facing window and fitted top cupboards.



Kitchen



Utility Room



Bedroom 1



Bedroom 1 -VIRTUALLY STAGED

BATHROOM

6' 4" x 5' 8" (1.95m x 1.75m)

With white suite comprising panelled bath with electric power shower over, pedestal wash hand basin and low level WC. Fully tiled. Radiator.

OUTSIDE

To the front is a walled garden which incorporates a slate bed for ease of maintenance. Area of block paving for parking. The rear garden is extensive and mainly laid to lawn with a flagged patio. Garden shed.

GARAGE

With up and over door. Power and lighting connected. Block paved driveway.

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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



Bedroom 2



Bedroom 2 - VIRTUALLY STAGED

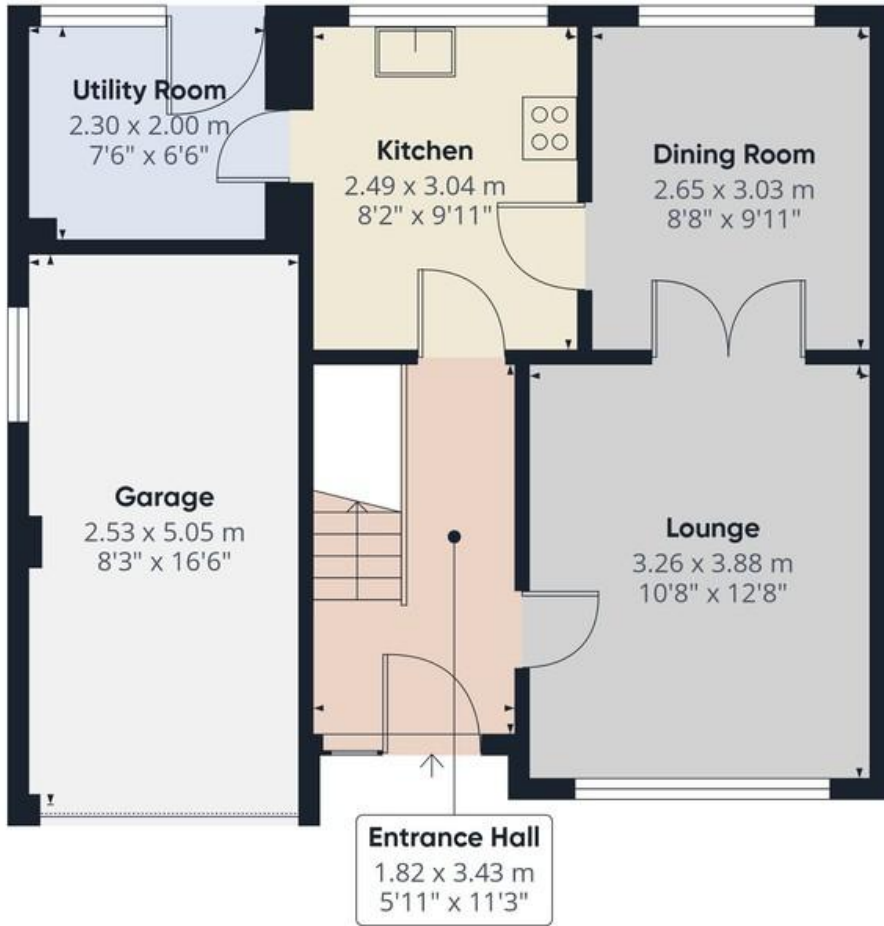


Bathroom

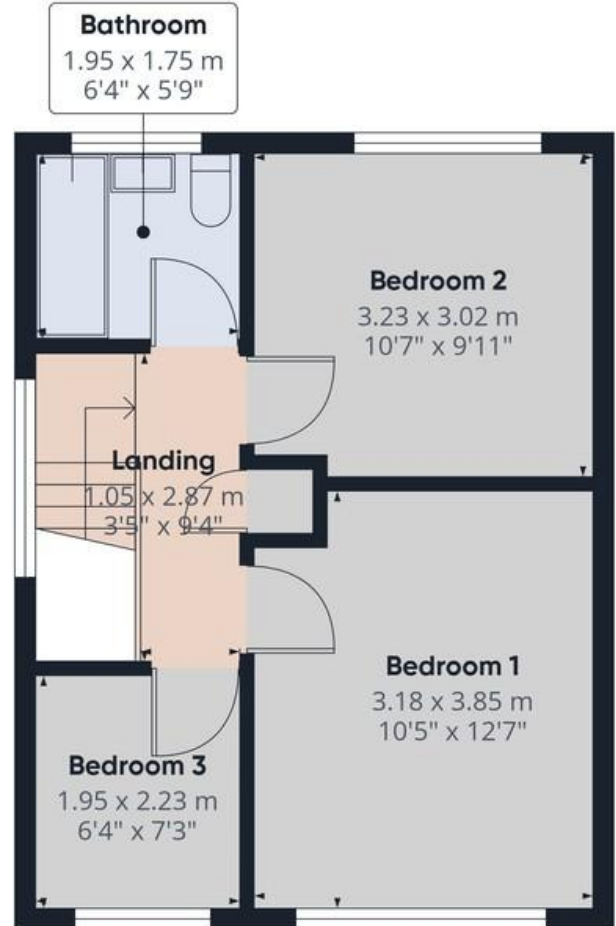


Garden

The digitally calculated floor area is 85.7 sq m (923 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

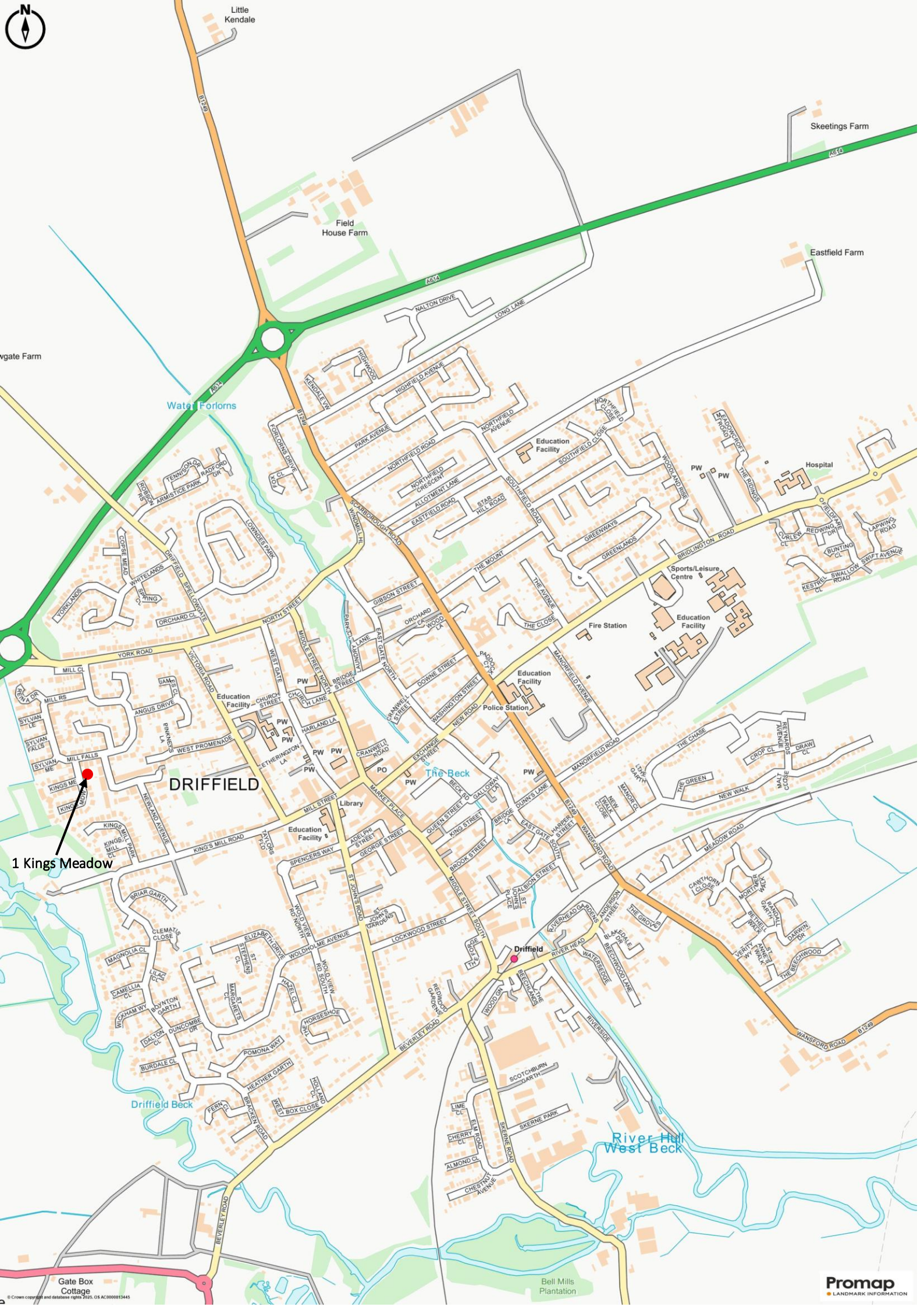


Floor 0



Floor 1





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

Gate Farm

Hospital

DRIFFIELD

The Beck

1 Kings Meadow

Driffield Beck

Driffield

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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