



**78 Victoria Road**  
**Driffield, East Yorkshire YO25 6UB**  
**Offers over £325,000**

**WP** WOOLLEY  
& PARKS



\*\*\* WELL PRESENTED FIVE BEDROOM DETACHED PROPERTY WITH OFF STREET PARKING AND GARAGE WITHIN WALKING DISTANCE OF DRIFFIELD TOWN CENTRE  
\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This superb detached property has been extended and improved by the current owners to now offer a bright and spacious family home situated within walking distance of Driffield's market town centre and is brought to the market CHAIN FREE. Internally the accommodation briefly comprises; Entrance Hall, Lounge, the heart of the home being an open plan living space with Kitchen, Dining Area and Snug, plus Utility Room and Shower Room all to the the ground floor, at first floor are five generous Bedrooms and the Family Bathroom. Outside you can find a south westerly facing garden, off street parking and an integral garage. Being well placed for all amenities Driffield has to offer including both Primary and Secondary schools.



### Entrance Hall

A naturally well lit hallway with wooden entrance door, laminate flooring, under stairs storage cupboard, dado rail, radiator and stairs to first floor.

### Lounge 14'11" x 12'5" (4.56 x 3.81)

A bright and spacious reception room with walk-in bay window to the front elevation, laminate flooring, feature electric fire, fitted shelving and coving.

### Kitchen 17'2" x 8'9" (5.25 x 2.69)

Offering a range of base, wall and drawer units with solid wooden work tops and complementary upstands. Integrated eye level double oven, gas hob with extractor hood over, stainless steel one and a half bowl sink with mixer tap and drainer plus space and plumbing for a dishwasher. Laminate flooring, recessed spotlights and steps down into a cosy sitting space, with underfloor heating, ideal for a breakfast table with dual aspect windows overlooking the rear garden.

### Dining Room 7'5" x 8'8" (2.28 x 2.66)

With three windows in one wall, uPVC French doors opening into the rear garden, laminate flooring, wall lights and underfloor heating which also wraps into the breakfast area.

### Snug 12'11" x 11'10" (3.96 x 3.62)

Open plan to the kitchen, log burning stove with glass hearth, fitted shelving, coving and laminate flooring.

### Utility Room 3'1" x 7'10" (0.95 x 2.41)

Space and plumbing for white goods, extractor fan, tiled flooring, window to the rear elevation, heated towel rail and uPVC door to outside.

### Shower Room 5'9" x 7'11" (1.76 x 2.43)

Corner shower cubicle with fully tiled recess and mains fed shower, wash basin with tiled splash back, wc, privacy window, extractor fan, heated towel rail and tiled flooring.

### Landing

A charming split landing with carpeted flooring, dado rail, coving and loft access hatch.

### Main Bedroom 15'1" x 11'9" (4.61 x 3.59)

A spacious bedroom with walk-in bay window to the front elevation, ample space for bedroom furniture, carpeted flooring and coving.

### Bedroom Two 12'11" x 10'10" (3.96 x 3.32)

A large double bedroom with window to the rear elevation, carpeted flooring and coving.

### Bedroom Three 13'10" x 7'11" (4.22 x 2.42)

A further double bedroom with storage recess providing hanging and shelving, window to the front elevation, carpeted flooring and coving.

### Bedroom Four 11'6" x 7'11" (3.53 x 2.43)

A generous bedroom with dual aspect windows, storage recess with hanging and shelving, carpeted flooring and coving.

### Bedroom Five 8'9" x 7'8" (2.69 x 2.34)

Currently used as a home office with character triangular window to the front elevation, carpeted flooring and coving.

### Bathroom 8'8" x 8'5" (2.65 x 2.58)

A partly tiled fitted bathroom, white suite comprises large bath with central tap, shower cubicle with mains fed shower, 'his & hers' basins with storage under and wc. Recessed spotlights, storage cupboards housing gas boiler and water cylinder, privacy window, chrome heated towel rail and wood effect vinyl flooring.

### External

A brick set driveway provides off street parking for a number of vehicles and gives access to the garage. The entrance to the property has decorative tiling which enhances the attractive frontage. The south westerly facing rear garden is mostly laid to lawn with planted borders. A brick set patio plus decked area with pergola provide fabulous outdoor seating and dining areas which catch the sun throughout the day. The garden is fully enclosed with outside tap, shed and log store.

### Integral Garage 15'10" x 8'2" (4.83 x 2.49)

Electric roller door, power, light, privacy window, cold water tap and internal door.

### Agents Note :

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

### Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band C.

### Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Measurements :

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

### Services :

The property is understood to be connected to all main services. Heating is supplied by way of a gas fired boiler.

### Virtual Viewing / Videos :

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

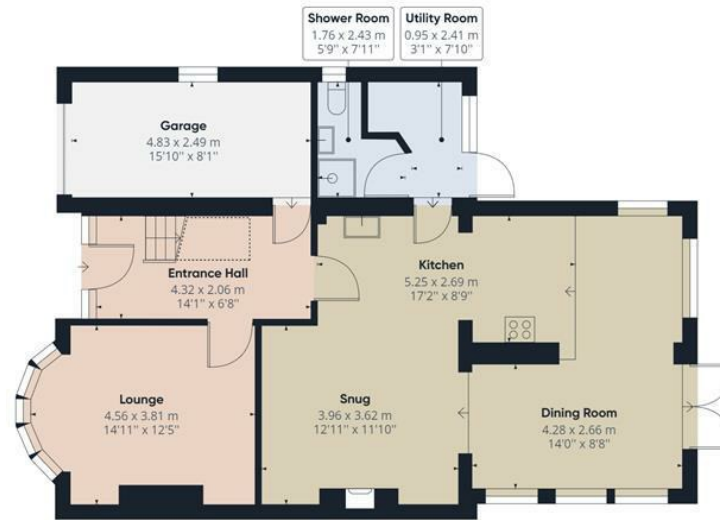












Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1679.07 ft<sup>2</sup>

155.99 m<sup>2</sup>

Reduced headroom

17.52 ft<sup>2</sup>

1.63 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

