



17 Swallow Road
Driffield, East Yorkshire YO25 5JY
Price £295,000

WP WOOLLEY
& PARKS

IMPRESSIVE DETACHED FAMILY HOME IN A TURN KEY CONDITION 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This beautifully presented and fully renovated family home is sure to impress. Having been improved and enhanced by the current owners to offer a stunning family home in a turn key condition. Each room boasts a modern neutral décor with quality fixtures and fittings that can be seen in abundance. Well proportioned and naturally light rooms over two floors with entrance hall, lounge, open plan dining kitchen, utility and W/C all to the ground floor with four bedrooms, attractive en-suite and family bathroom to the first. Externally the property enjoys a generous plot with south facing rear garden, single attached garage complete with electric fitted door and private drive providing ample off street parking. Located in a sought after area within the vibrant market town of Driffield benefiting from a variety of amenities to hand plus well regarded schools and transport links. Offered to the open market at a competitive price and with demand sure to be high, we strongly recommend early viewings to avoid disappointment.



Entrance Hall 8'6" x 4'0" (2.61m x 1.24m)
Warm and inviting entrance hall with stylish composite door to front elevation, double glazed window to side elevation, straight flight staircase leads to first floor accommodation with inset LED spot lights, central heating radiator and ceramic tiled flooring.

Lounge 15'4" x 13'2" (4.68m x 4.03m)
Beautifully presented lounge, naturally light with double glazed box bay window to front elevation and further double glazed window to side, attractive fitted coving, under stairs storage cupboard, central heating radiator and fitted carpets.

Open Plan Kitchen 9'5" x 11'10" (2.88m x 3.62m)
Impressive open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units in a shaker style finish with contrasting roll top work surfaces and matching splash backs, inset one and a half ceramic sink unit with drainer and mixer tap over, integral dishwasher with Range Oven included and fitted extractor hood, double glazed window to rear elevation, stylish vertical radiator, inset LED spot lighting and attractive parquet effect flooring.

Dining Area 9'5" x 7'10" (2.88m x 2.40m)
Open plan dining area with double glazed French doors to rear elevation, continued parquet effect flooring, attractive coving and central heating radiator.

Utility Room 5'1" x 5'1" (1.56m x 1.56m)
Providing ample space and plumbing for free standing appliances with wall mounted gas central heating boiler, double glazed external door to rear elevation and attractive parquet effect flooring.

Cloakroom/W/C 4'1" x 5'1" (1.25m x 1.57m)
Fitted with a stylish two piece suite comprising low flush w/c and pedestal hand wash basin, tiled splash back, wall mounted chrome heated towel rail, double glazed window to side elevation, attractive flooring and inset LED spot lights.

First Floor Landing 4'9" x 10'0" (1.46m x 3.05m)
Access to part boarded loft space and fitted carpets.

Main Bedroom 11'4" x 13'3" (3.46m x 4.04m)

Spacious and naturally light main bedroom with double glazed window to front elevation, attractive part panelled wall, built in over the stairs storage cupboard, central heating radiator and fitted carpets.

En-Suite Shower Room 5'1" x 5'9" (1.57m x 1.77m)

Stylish en-suite comprising wet walled shower cubicle with mains powered shower over and separate shower attachment, vanity style unit incorporating hand wash basin and storage plus low flush w/c, tiled splash backs, double glazed window to front elevation, central heating radiator and mosaic patterned flooring.

Bedroom Two 13'11" x 8'9" (4.26m x 2.68m)
A further good sized double bedroom with double glazed windows to both front and side elevations, central heating radiator and fitted carpets.

Bedroom Three 11'3" x 9'6" (3.44m x 2.91m)
A third spacious double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Four 8'7" x 8'6" (2.63m x 2.61m)
Currently used as a walk in dressing room however would make an ideal single bedroom with double glazed window to rear elevation, inset LED spot lights, central heating radiator and fitted carpets.

Family Bathroom 6'1" x 6'10" (1.87m x 2.10m)
Updated family bathroom comprising panelled bath complete with mains powered shower over, Drench shower head and separate attachment, vanity style unit incorporating hand wash basin and gloss drawer storage plus low flush w/c, stylish vertical radiator, inset LED spot lights, double glazed window to rear elevation and attractive wood effect flooring.

External
Well kept enclosed south facing garden offering a fair degree of privacy with lawn area, paved patio, gravelled borders, timber fenced surround and gated side access.

Garage and Drive
Single garage with electric remote controlled roller door to front elevation, power supply and light. The garage is accessed via a private drive providing ample off street parking with gravelled forecourt for additional parking if required.

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band -

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

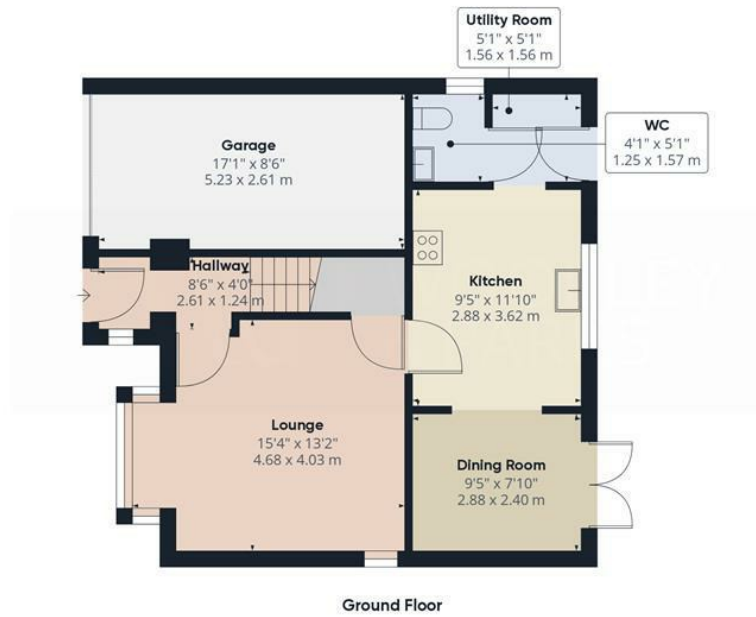
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These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on 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.

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

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).







Approximate total area⁽¹⁾

1177.03 ft²
109.35 m²



(1) Excluding balconies and terraces

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Band	Rating	Band
Very energy efficient - lower running costs	A	Very low environmental impact - lower CO ₂ emissions	A
Energy efficient - lower running costs	B	Low environmental impact - lower CO ₂ emissions	B
Decent energy efficiency - lower running costs	C	Medium environmental impact - lower CO ₂ emissions	C
Not very energy efficient - higher running costs	D	High environmental impact - higher CO ₂ emissions	D
Energy inefficient - higher running costs	E	Very high environmental impact - higher CO ₂ emissions	E
Very energy inefficient - higher running costs	F	Extremely high environmental impact - higher CO ₂ emissions	F
Worst energy efficiency - highest running costs	G	Extremely high environmental impact - higher CO ₂ emissions	G