



Ulllyotts
Chartered Surveyors

**4 New Road
Driffield
YO25 5DL**

Super inner terrace cottage

Modern kitchen

Bathroom with shower

Two bedrooms

Convenient for town centre

Central heating and double glazing

**Asking Price Of:
£105,000**



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PROPERTY PROFESSIONALS SINCE 1891

4 New Road

Driffield

YO25 5DL



A delightful inner terrace cottage within convenient walking distance of Driffield town centre providing two bedroom accommodation at an attractive price. The property is ready for immediate occupancy and includes front facing lounge, fitted kitchen, bathroom and two bedrooms.

Externally, there is an enclosed yard and, we understand that the flat roof extension to the rear could be converted into a roof garden with access from the smaller first floor bedroom.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR

Opening into:

SITTING ROOM

12' 9" x 10' 11" (3.89m x 3.33m)

Recess with tiled hearth and living flame gas fire. Beamed ceiling.



Door to:

KITCHEN

11' 7" x 7' 10" (3.53m x 2.39m)

Single drainer stainless steel sink unit with two corner and three single base units. Integrated oven with ceramic hob and extractor hood. Plumbing for automatic washing machine. Three single wall mounted cupboards. Quarter-turn staircase to first floor.



Half-glazed door to:

REAR ENTRANCE LOBBY

With double-glazed French windows opening onto rear courtyard and door to:

BATHROOM & WC

With white suite and chrome fittings comprising panelled bath with "Triton" plumbed-in shower attachment over, pedestal wash hand basin and low level WC. Fully tiled over shower area.



LANDING

With doors to:

BEDROOM 1

12' 8" x 11' 0" (3.86m x 3.35m) Access into the loft which is fully insulated.



BEDROOM 2

9' 0" x 8' 0" (2.74m x 2.44m)

With over stairs cupboard and combi boiler.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARDENS

The property stands flush to the pavement whilst to the rear is an enclosed patio plus outbuilding. There is shared access with Number 3. The passage is shared with Number 2 and 3.



COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C.

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

SERVICES

Mains water, drainage, electric, gas either available or connected.

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*by any local agent offering the same level of service.

NOTES

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.

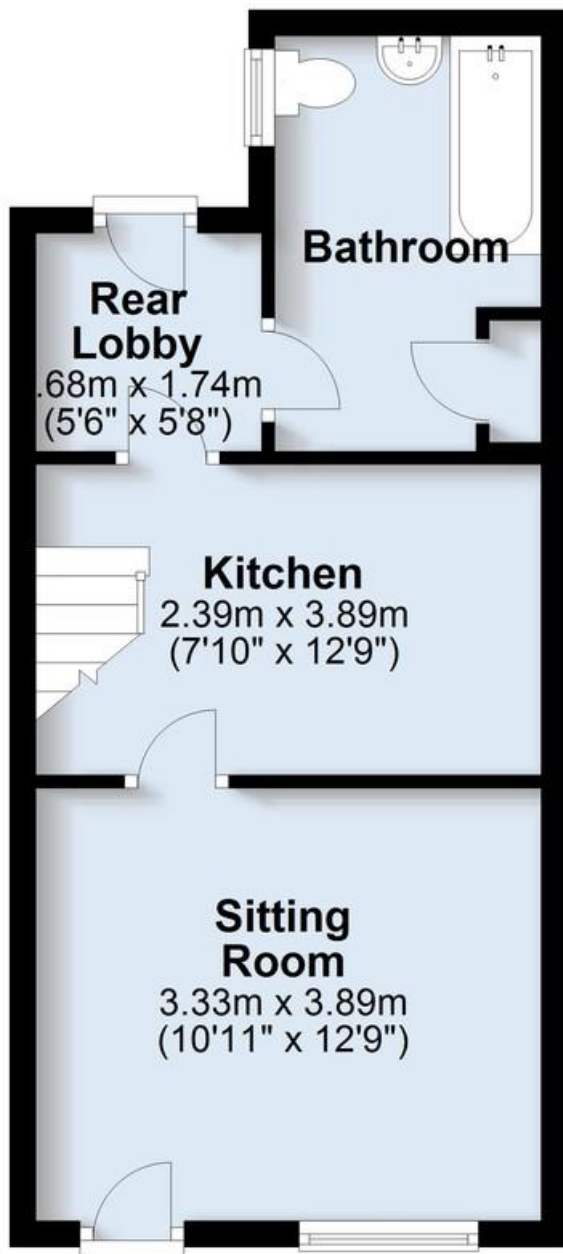
Floor plans are for illustrative purposes only.

VIEWING

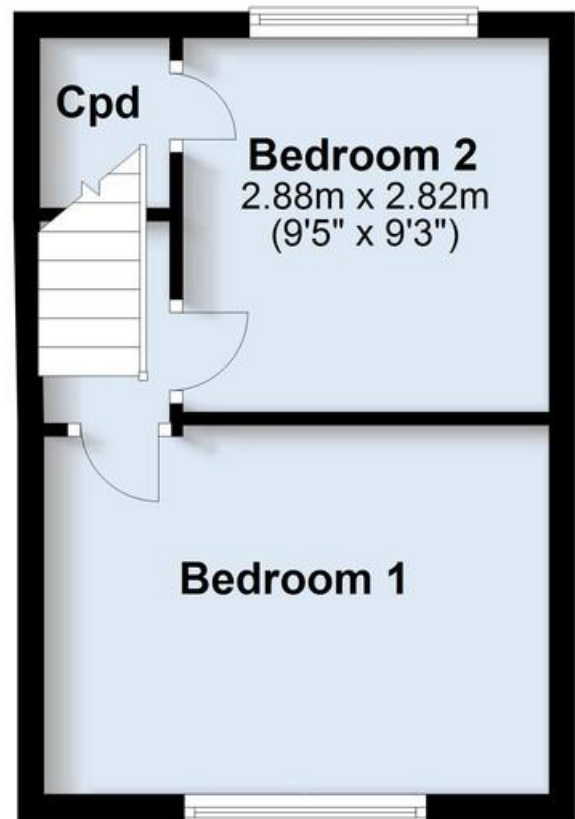
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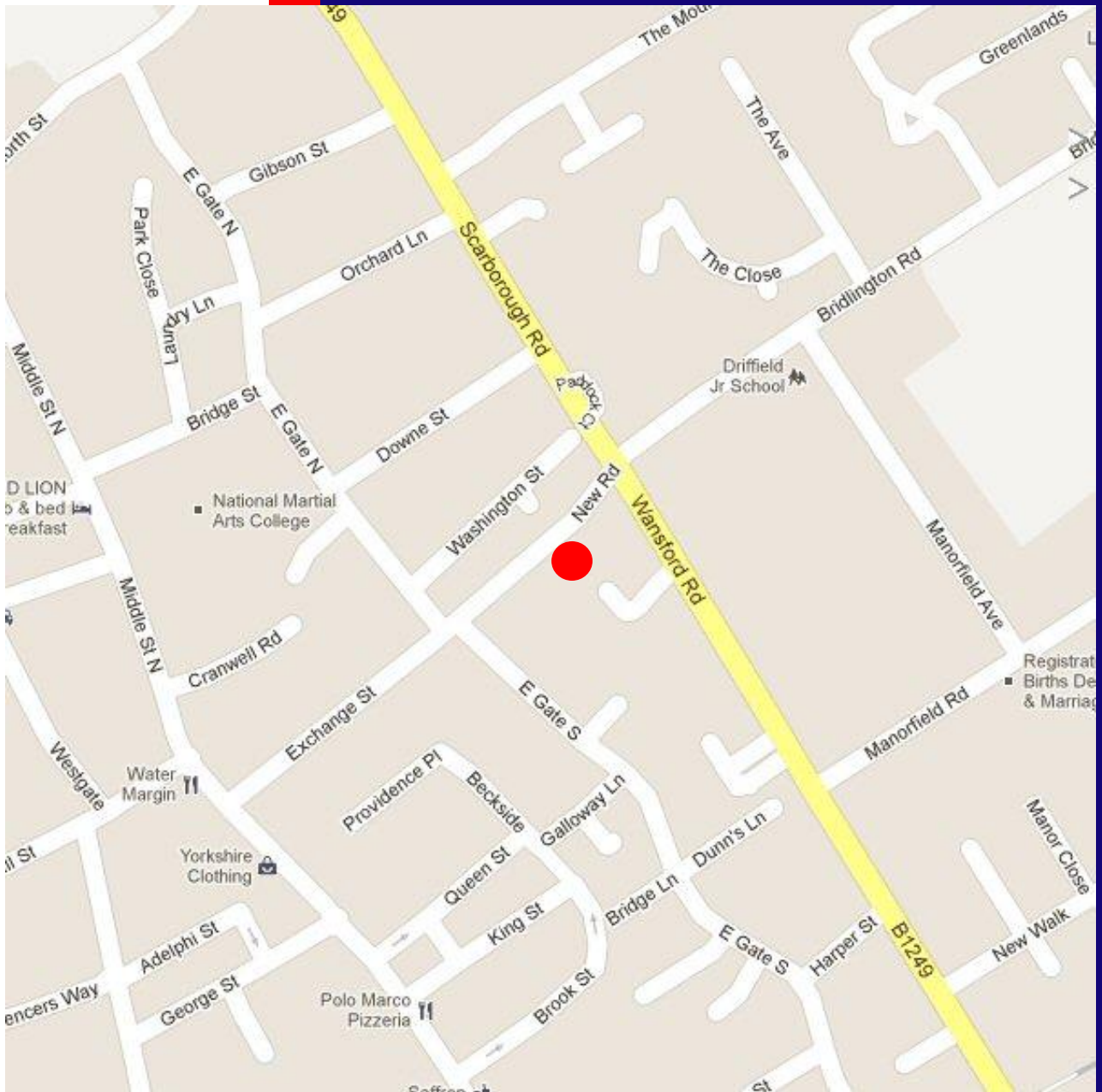
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Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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