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**75 Northfield Road
Driffield
YO25 5ET**

Established semi-detached house
Convenient for local schools
Superbly appointed throughout

Off-street parking
Central Heating & Double Glazing
Secluded rear garden

**Asking Price Of:
£170,000**



01377 253456

www.ullyotts.co.uk

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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

75 Northfield Road

Driffield

YO25 5ET



Conveniently situated for access to local schools, this is a superb semi-detached house which provides three bedroomed accommodation. The property has been enhanced by the addition of a ground floor shower room plus utility room which perfectly compliments the original accommodation which includes front facing lounge, breakfast kitchen, three bedrooms and house bathroom.

There is off-street parking, whilst to the rear, is an attractive secluded garden.

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.

ACCOMMODATION

ENTRANCE HALL

With feature staircase leading off and having an open spindled balustrade, high gloss ceramic tiled floor and exposed timber finished skirting board and architrave.



LOUNGE

12' 9" x 12' 7" (3.89m x 3.84m)

With front facing window and feature laminate flooring. Pine fire surround with inset solid fuel stove and designer-style radiator.



BREAKFAST KITCHEN

18' 11" x 11' 1" (5.77m x 3.38m)

With high gloss ceramic tiled flooring and been extensively fitted with a range of attractive modern kitchen units featuring Shaker style doors with chrome handles. A range of integrated appliances include electric oven plus hob and extractor. There is an inset sink with swan neck mixer tap and space and plumbing for a dishwasher.



The room provides ample space for a breakfast table.

Inset ceiling lighting and double French doors leading out onto the rear garden.

REAR LOBBY

SHOWER ROOM/WC

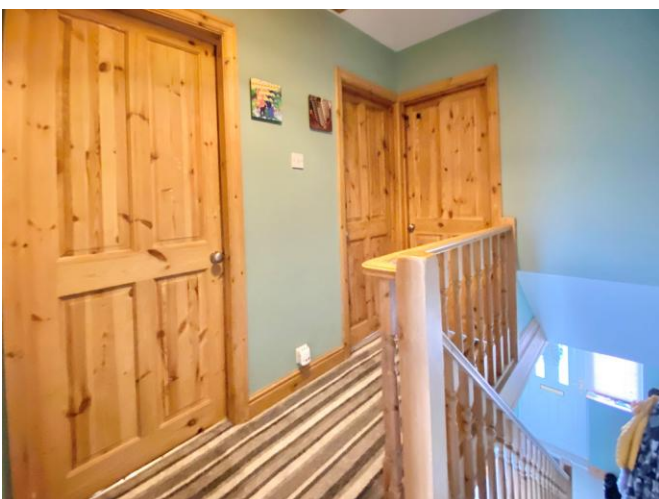
With enclosed shower plus wash hand basin and low level WC.

UTILITY AREA

With storage comprising wall and base units plus plumbing for automatic washing machine.

FIRST FLOOR

LANDING



BEDROOM 1 12' 7" x 10' 5" (3.84m x 3.18m) With exposed timber skirting board and architrave plus front facing window.



BEDROOM 2 12' 5" x 9' 4" (3.81m x 2.87m)

A rear facing room with views onto the garden and featuring exposed timber skirting boards and architrave. Radiator.



BEDROOM 3 9' 4" x 8' 2" (2.87m x 2.51m)

With front facing views and exposed timber skirting board and architrave. Radiator.



BATHROOM

With delightful suite featuring bath, low level WC and wall hung wash basin.



OUTSIDE

The property stands back from the road behind a gravelled forecourt garden which provides ample off-street parking. There is a side access to the rear where there is an enclosed area of garden comprising raised timber deck immediately to the rear of the property and this gives way to a lawn with side borders.



The garden provides a good degree of privacy and also includes a garden shed.

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.

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

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be 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.

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.

WHAT'S YOURS WORTH?

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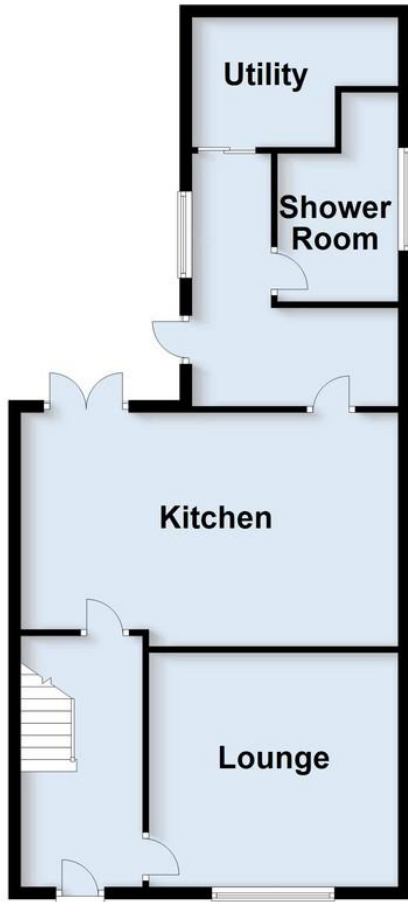
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VIEWING

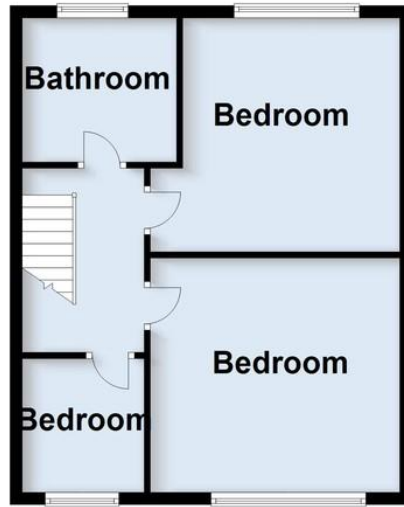
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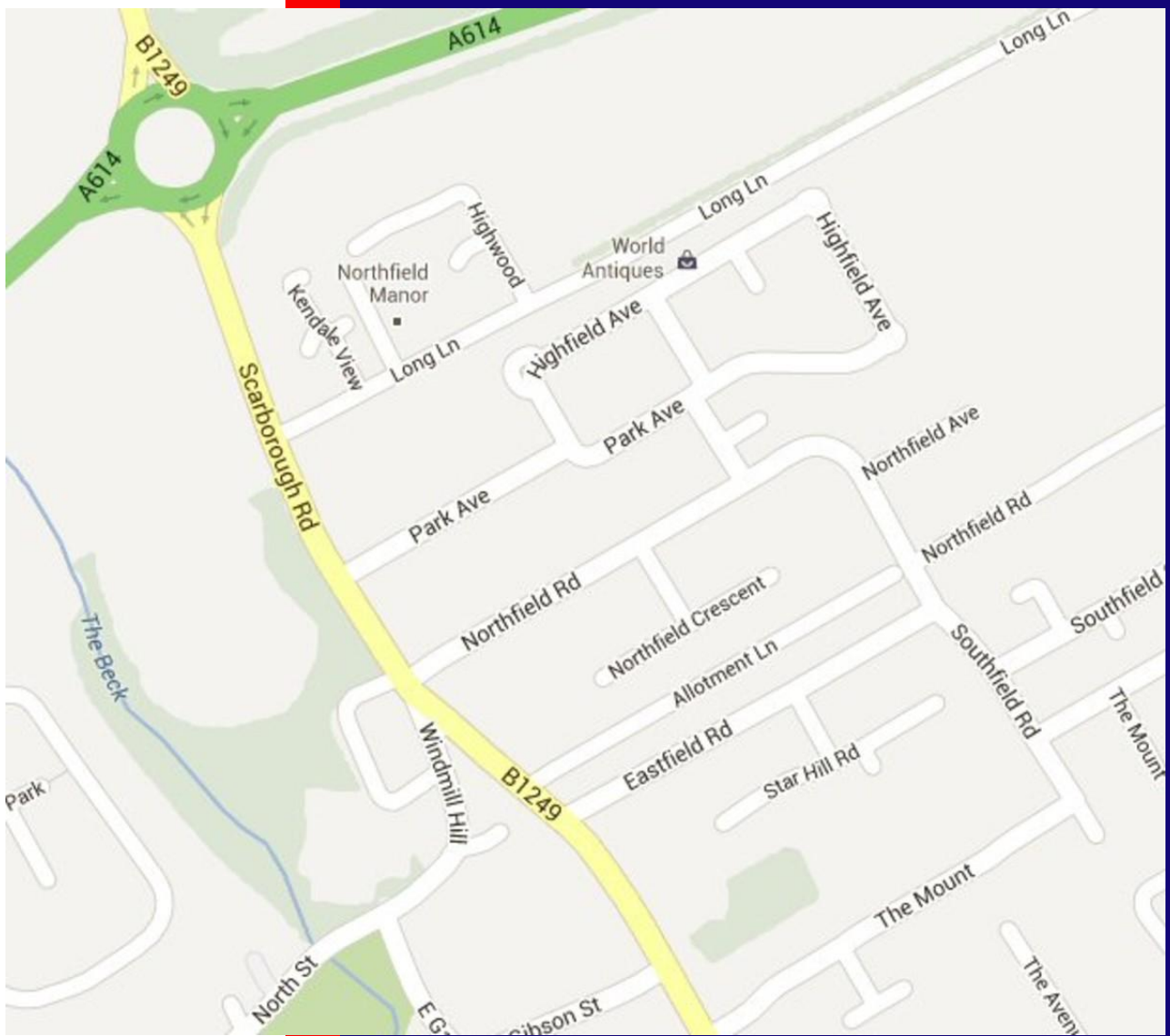
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Ground Floor



First Floor







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