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**80 Westgate
Drifffield
YO25 6TA**

Inner terraced house

Superbly presented throughout

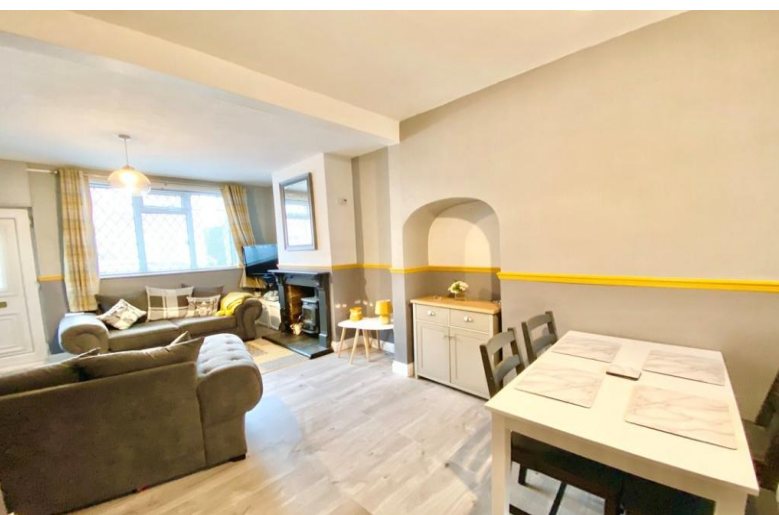
Kitchen and separate Utility

Two bedrooms

Attic room

Rear garden with private access

**Asking Price Of:
£135,000**



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80 Westgate

Drifffield, YO25 6TA



Located within convenient access of the town centre, this is a super smart mid terraced house ideal for first time buyers, couples or as an investment property. Aside from the presentation, a particular feature of the property is the rear access which is off Church Street. As such, there is the potential to create a formal access for the purpose of motor cycles, trailers etc. Indeed, there is already an outbuilding to facilitate storage.

The interior accommodation includes delightful lounge which features a log burning stove, fitted kitchen and utility plus ground floor bathroom. There are two first floor bedrooms plus useful attic room, accessed off the second bedroom. The first floor accommodation gives the owners of this property an opportunity to have their own bedroom suite including dressing room and even a cinema room, gym or other room type within the attic.

DRIFFFIELD

Drifffield 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, Drifffield'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

Into:

LOUNGE

19' 9" x 12' 0" (6.04m x 3.68m)

With feature modern fireplace housing a multi fuel stove. Front facing window and feature laminate flooring. Fitted dado rail. Radiator.



This room incorporates a useful dining area and attractive arched niche suitable for a piece of furniture. Open staircase leading off.



KITCHEN

10' 5" x 6' 2" (3.20m x 1.90m)

With ceramic tiled floor and inset one and a half bowl stainless steel sink having a base cupboard beneath. Range of further base cupboards plus wall mounted cupboards to match.

Attractive wood effect worktop and integrated electric oven with four ring gas hob. Space and plumbing for an automatic washing machine.



UTILITY ROOM A useful additional room with ceramic tiled floor and plumbing for automatic washing machine. Access to the rear garden.

FIRST FLOOR

BEDROOM 1 12' 0" x 10' 6" (3.68m x 3.21m)
A delightful front facing room. Radiator.



BEDROOM 2

11' 5" x 9' 3" (3.48m x 2.83m)

Aspect over the rear garden. With fitted laminate flooring. Radiator.



Staircase leading off to:

ATTIC/BEDROOM 3

10' 10" x 9' 10" (3.31m x 3.02m)

With sloping ceilings and Velux style window.
Access to the roof void.



OUTSIDE

The property stands flush to the pavement.

To the rear is an attractive area of patio with brick built steps leading up to a slightly elevated garden featuring paved path, lawned area and gravelled side bed.

This leads to the rear boundary where there is a useful store.



There is a right of access over the rear ten foot from Church Street and, as such, the property offers the rare facility of achieving off-street parking for small vehicles, trailers etc.

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 A.

ENERGY PERFORMANCE CERTIFICATE

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

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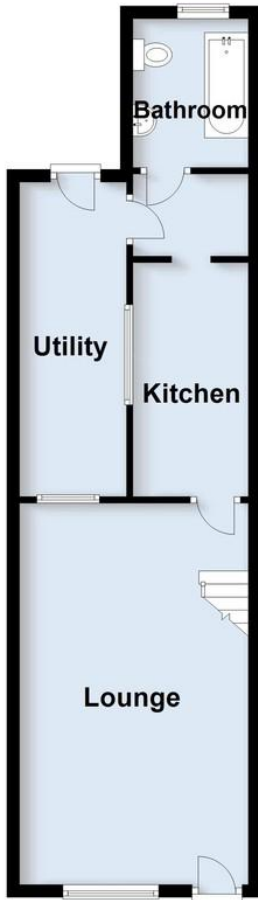
*by any local agent offering the same level of service.

VIEWING

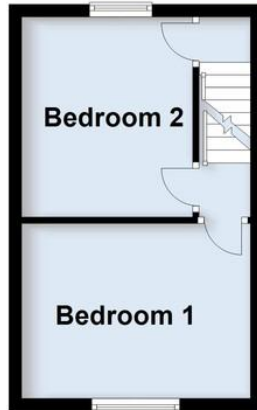
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Ground Floor

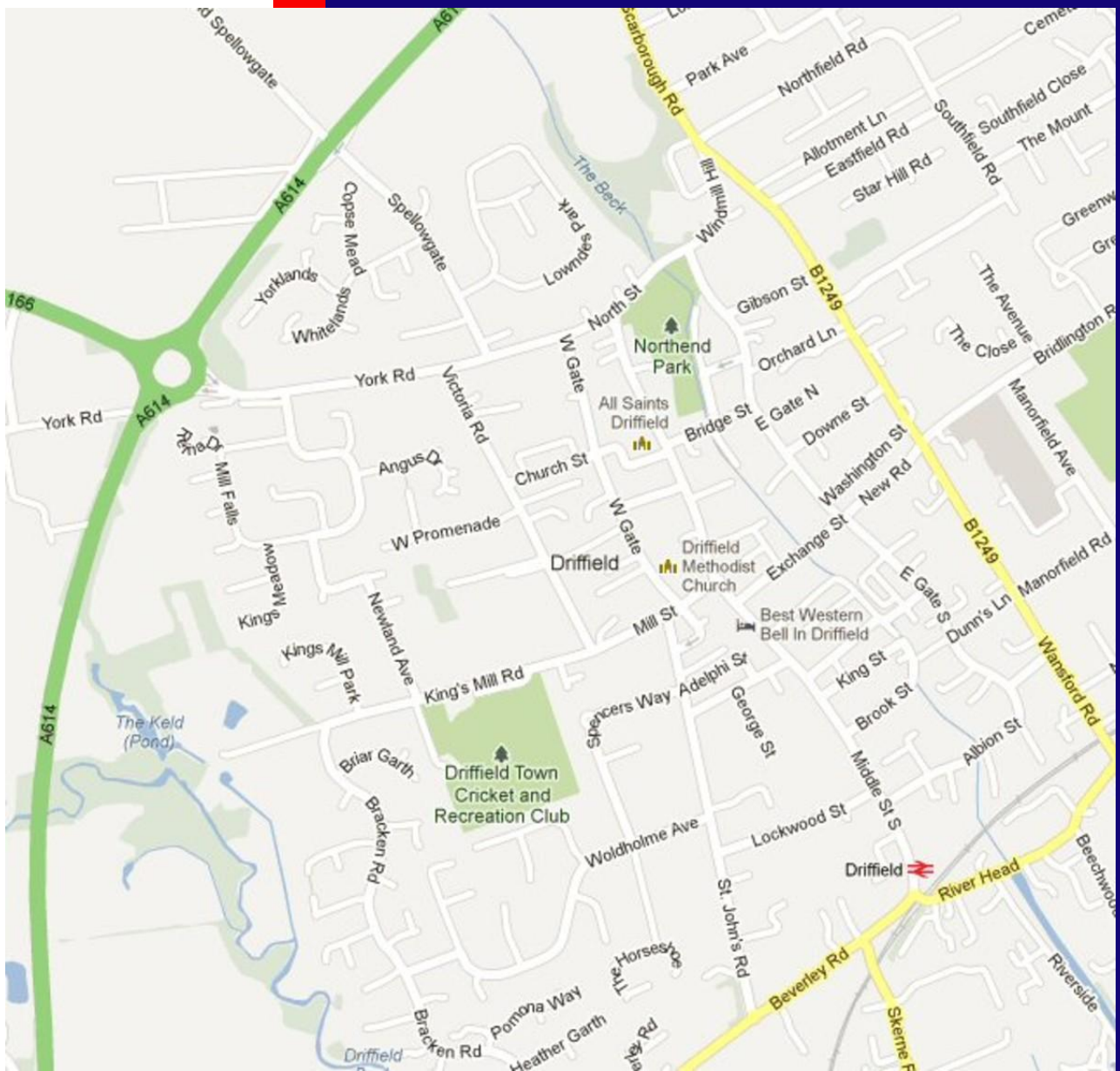


First Floor



Second Floor







64 Middle Street South, Driffield, YO25 6QG

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



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