



**Ulllyotts**  
Chartered Surveyors

**Brabourne  
Eastgate South  
Driffield, YO25 6LW**

Convenient town access  
Garage and Parking  
Spacious accommodation

Set back from the road  
Enclosed rear garden  
Conservatory

**Asking Price Of:  
£165,000**



01377 253456

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

[sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

# ■ Ulllyotts ■



## Estate Agents

Market leaders in the area.



## Property letting and management

Five star service.



### Auctions

Online property auctions



### Insurance Brokers

Ulllyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



# WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

**DRIFFIELD**  
Tel. 01377 253456

**BRIDLINGTON**  
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

# Brabourne

## Eastgate South

Driffield, YO25 6LW



Set back from the road on an elevated plot with front facing garden AND GARAGE TO THE REAR, this is a superbly appointed inner terrace house and a true rarity of its style and type. Of interest to many different buyer types including first time buyers, couples and singles, this home offers extended accommodation which features what is a lovely front facing lounge with spiral staircase leading off to the first floor. The kitchen includes a breakfast area and there is also a rear facing conservatory with laundry room and WC.

On the first floor is a modern shower room plus two good sized bedrooms, the house presumably formerly being a three bedroom home. The crowning glory, however, has got to be the vehicular access to the rear, which also includes parking and large garage which could be utilised as a workshop, if required.

### 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

#### FRONT ENTRANCE LEADS INTO:

#### LOUNGE

15' 7" x 15' 3" (4.75m x 4.65m)

A superbly spacious room with feature spiral staircase leading off to the first floor and front facing window. Coal effect gas stove in situ within a stonework fireplace and timber over mantel and hearth. Coved ceiling. Radiator.



Partial-glazed interior door leading into:

#### KITCHEN WITH DINING AREA

15' 5" x 10' 0" (4.70m x 3.05m)

Well fitted with a contemporary kitchen featuring base and drawer cupboards with a wood block effect work top over and wall mounted cupboards to match. Integrated electric oven and four ring gas hob with extractor canopy over. Inset sink with single drainer and base cupboard beneath. Space and plumbing for automatic washing machine or dishwasher.



The room is thoughtfully divided by a double base cupboard with worktops over thus ensuring part of the room can be used as a dedicated breakfast area, this area featuring an attractive mock tiled floor and exposed brickwork faced wall. Built-in cupboards. Radiator.



Door leading into:

**WC** With white suite comprising low level WC and wash hand basin.

Archway from the kitchen area leading into:

### **CONSERVATORY/SUN ROOM**

11' 6" x 7' 3" (3.51m x 2.21m)

Built-in storage cupboard plus access to the rear garden. Radiator.

## **FIRST FLOOR**

### **LANDING**

**BEDROOM 1** 15' 3" x 12' 7" (4.67m x 3.86m)

A particularly spacious front facing room formerly being two separate bedrooms and, as such, having two windows. Radiator.



### **BEDROOM 2**

10' 11" x 8' 7" (3.35m x 2.64m)

A rear facing room.

Radiator.



### **SHOWER ROOM**

With walk-in shower having a mixer shower plus tiled floor, low level WC and pedestal wash hand basin.

### **OUTSIDE**

The property stands back from the road on an elevated plot behind an expanse of front forecourt garden.

To the rear of the property is an enclosed patio style garden featuring lower patio and steps leading to a further gravelled and paved area.



There is also access to a double garage.

### **DOUBLE GARAGE**

18' 6" x 13' 6" (5.64m x 4.14m)

Accessed via a rear ten foot and having electric power and lighting connected. There is also double glazed patio doors looking out onto the rear garden and, as such, this could double up as a useful summerhouse or even workshop.

### **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 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**

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

### **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?**

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

**WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW**

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

### **VIEWING**

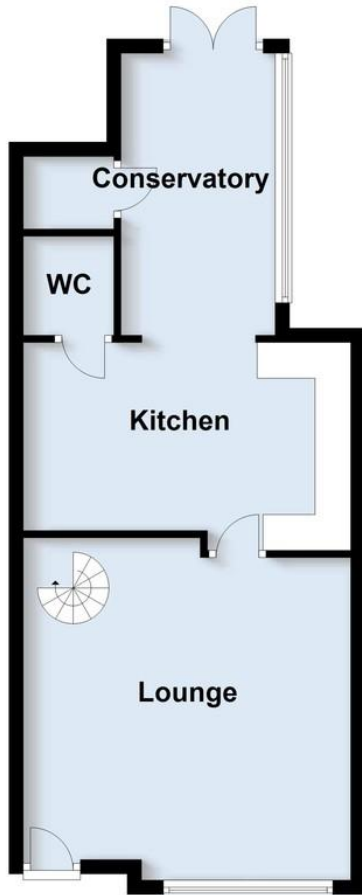
Strictly by appointment (01377) 253456

Regulated by RICS

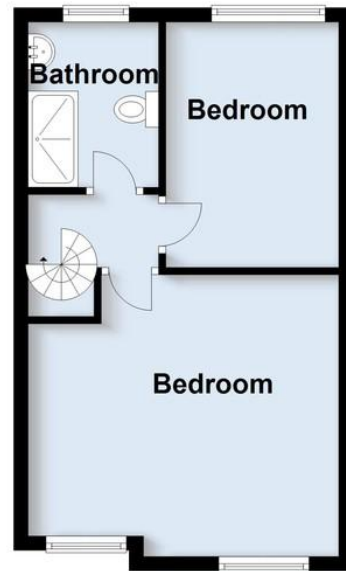
## Approximately 80 sq m

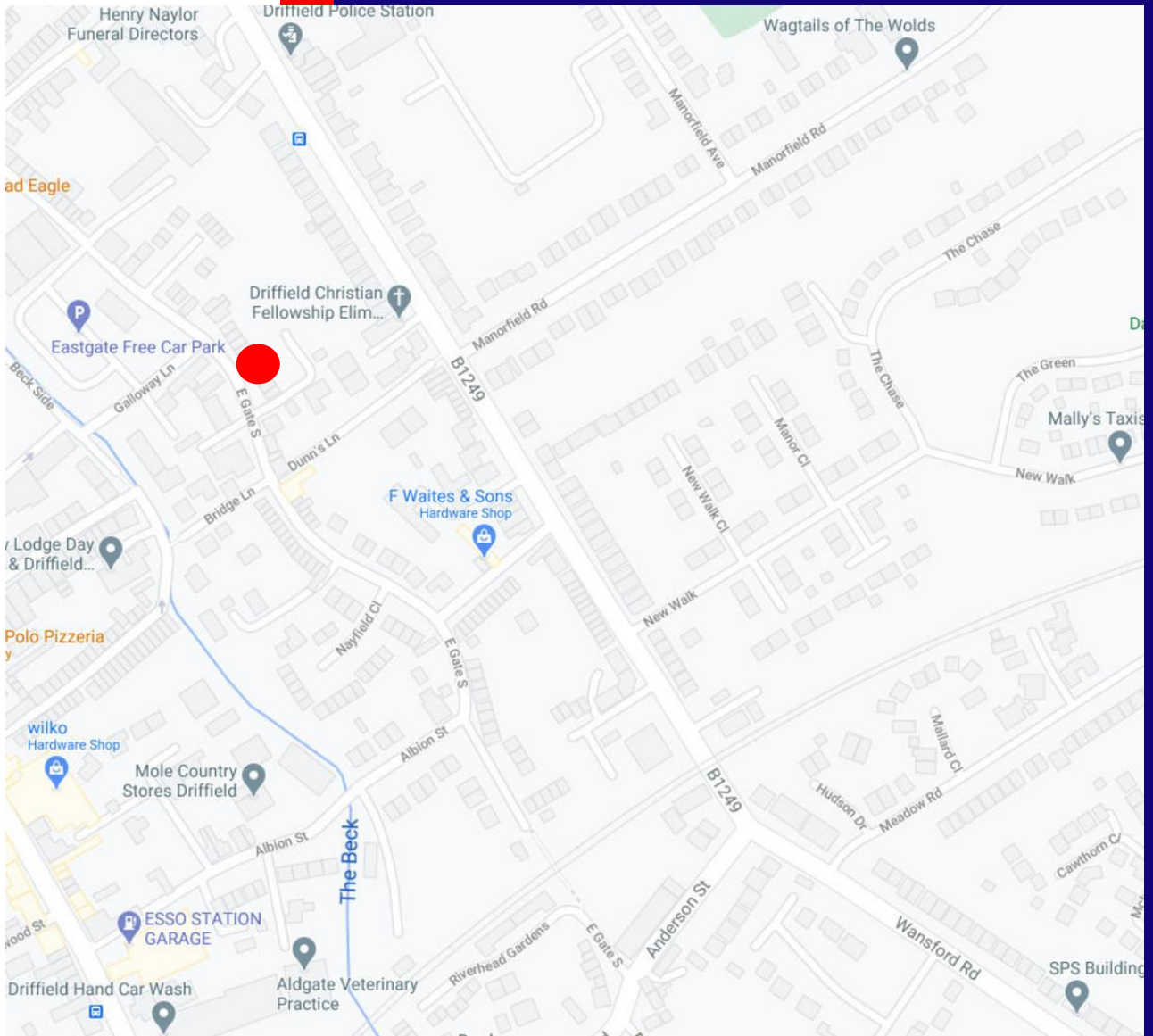
( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor







**64 Middle Street South, Driffield, YO25 6QG**

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



[www.ullyotts.co.uk](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)