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**43 York Road
Little Driffield
YO25 5XD**

Superb village setting

Rarely available

Substantial accommodation

Vehicular parking

Potential access from the rear

Enclosed garden

**Asking Price Of:
£254,950**



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PROPERTY PROFESSIONALS SINCE 1891

43 York Road

Little Driffield

YO25 5XD



Forming part of the picturesque and much sought after village of Little Driffield, THIS PROPERTY IS RARE INDEED.

Offering a range of delightfully presented accommodation over two floors, including two reception rooms as well as fitted kitchen and three bedrooms, aside from its location and style, a particular feature of the property is the potential rear vehicular access which, subject to development, could be of interest to buyers requiring secure storage away from the front of the property.

Standing on a slightly elevated plot, in a commanding position, this is a rare chance to buy into this **TRULY DELIGHTFUL VILLAGE!**

LITTLE DRIFFIELD

A serene and peaceful village since it was by-passed more than 30 years ago. Little Driffield has a pretty green and pond where many people come to feed the ducks. Huge horse chestnut trees stand stately in front of St Mary's Church which is the burial place of Aldfrith, King of Northumbria who died in 705. Little Driffield was a busy centre for trade in Medieval times.

ACCOMMODATION

ENTRANCE HALL

With feature straight flight staircase leading off. Stained skirting board and architrave features and access into principal rooms.

BATHROOM

With ceramic tiled floor and fitted bathroom including 'P' shaped bath with glass side screen and electric shower installed. Low level WC and vanity wash hand basin. Fully tiling around the shower with part tiling elsewhere.



LOUNGE

15' 0" x 11' 10" (4.58m x 3.61m)

With front facing bay window, ceiling coving and feature fireplace with timber surround. Provision for an open fire. Flagged hearth. Fitted laminate flooring and double Georgian-style doors leading into:



DINING ROOM

14' 2" x 8' 7" (4.32m x 2.62m)

With rear facing window, fitted laminate flooring and coved ceiling. Radiator.



Door giving access to a large under stairs storage cupboard.

KITCHEN 11' 8" x 10' 4" (3.58m x 3.15m)

Extensively fitted along three walls with a range of modern kitchen units with maple finished doors and chrome handles. Units include drawers and base cupboards with drawers over, wall mounted cupboards and glass fronted display cupboards. Integrated fridge and freezer. Electric hob with extractor over plus electric double oven.

Ceramic tiled floor, space and plumbing for automatic washing machine and inset sink with single drainer. Radiator. Door to the rear.



FIRST FLOOR

LANDING

With spindled balustrade and exposed and stained skirting boards with architrave features. Coved ceiling.

BEDROOM 1

11' 4" x 11' 10" (3.46m x 3.61m)

With front facing window. Radiator.



BEDROOM 2

11' 8" x 9' 8" (3.57m x 2.97m)

Rear facing window. Radiator.



BEDROOM 3

11' 4" x 6' 5" (3.46m x 1.98m)

Rear facing window and radiator. Loft access.

WC

With pedestal wash basin and low level WC plus double panelled radiator and built-in storage cupboard, one housing the hot water cylinder.

OUTSIDE

The property stands on a slightly elevated plot with steps leading up to the front door and a forecourt-style garden. To the rear is an enclosed area of established garden featuring planted areas, lawn enclosed by a timber fence.

There is also a timber shed and outbuilding plus vehicular access off Back Lane. In the agents opinion, there is potential to create a full vehicular access and erect a garage with access from the rear. This is obviously subject to appropriate planning consents.



CENTRAL HEATING

The property benefits from an oil 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

Mains water, electricity, telephone and drainage are connected.

COUNCIL TAX BAND

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

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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VIEWING

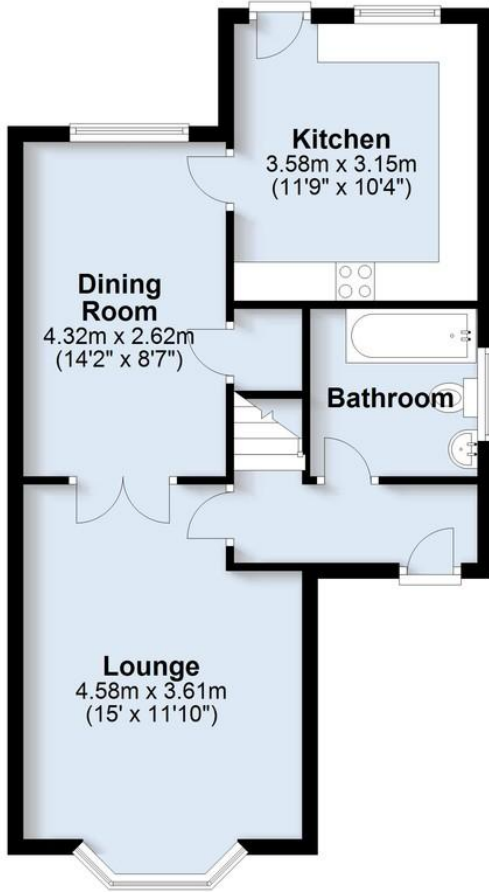
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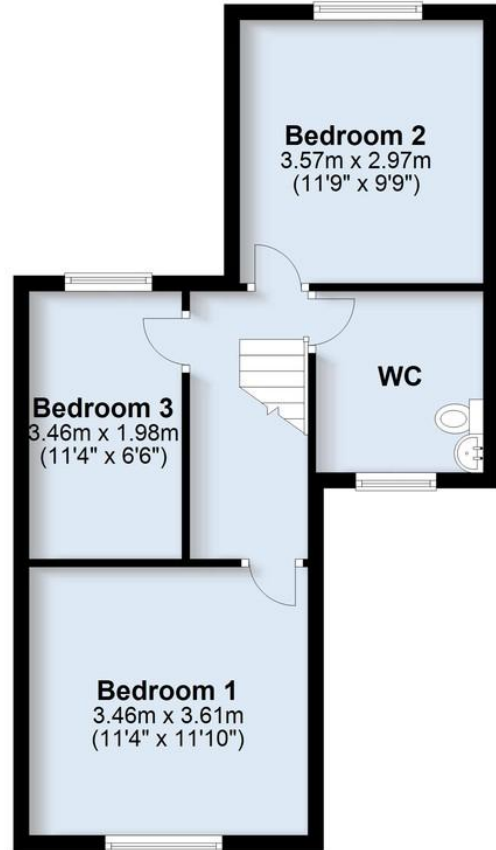
Approximately (awaited)

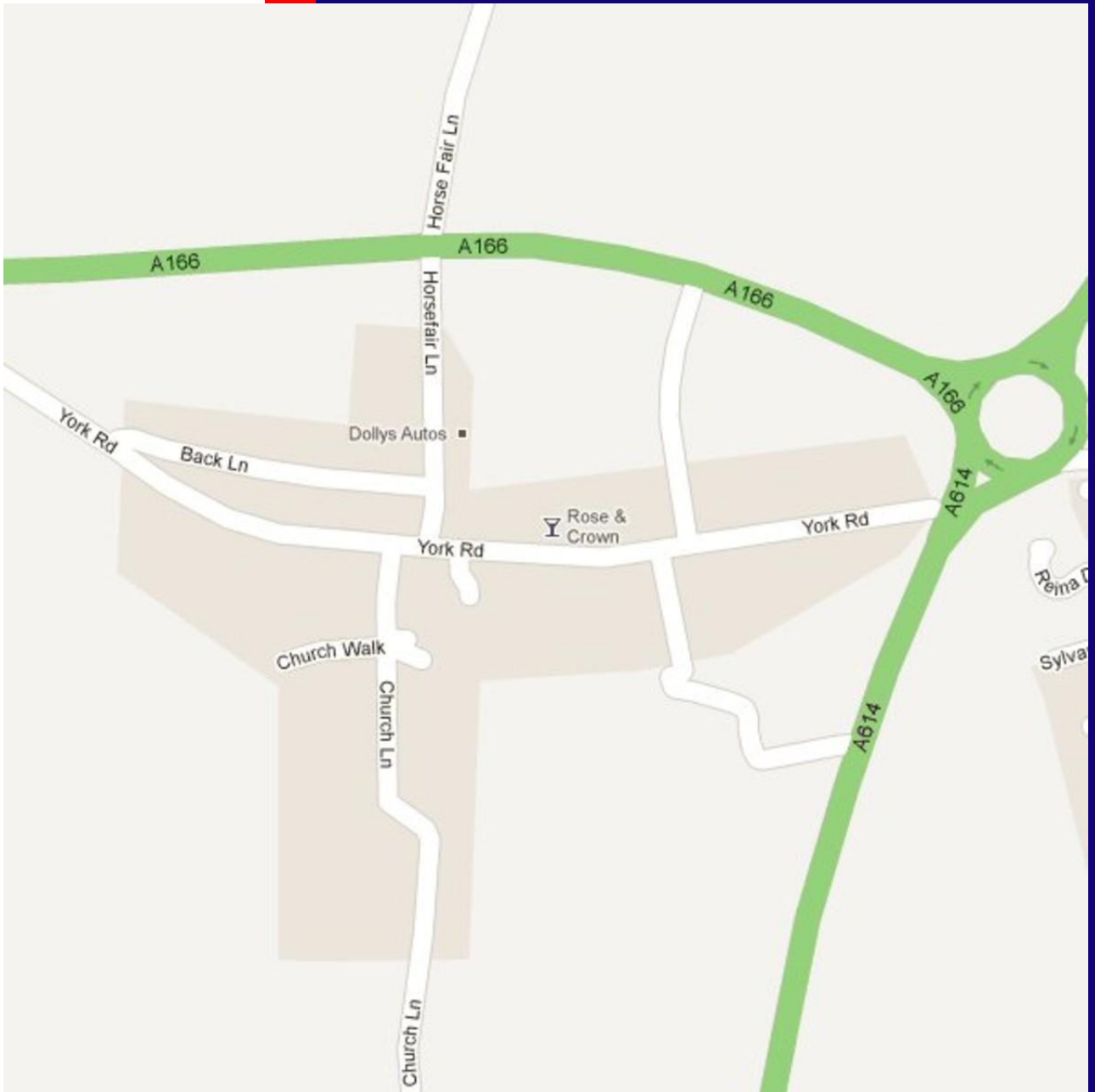
(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor







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