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**15 York Road
Driffield
YO25 5AT**

Inner terraced house
Combined lounge & dining area
Spacious kitchen

Ground floor bathroom
Two first floor bedrooms
Third attic bedroom

**Guide Price:
£130,000**



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15 York Road

Driffield, YO25 5AT



Located within convenient access of Driffield town centre, this is a substantial inner terrace house which provides spacious accommodation arranged over three floors.

The property would benefit from some upgrading and this would most certainly include the installation of a central heating system, general re-fitting and re-decoration works.

The accommodation includes combined lounge with dining area, spacious kitchen plus ground floor bathroom with separate shower, two first floor bedrooms plus third attic bedroom. The property stands in an elevated position, slightly back from the road behind a front forecourt with a shared passage leading to the rear where there is an expanse of private garden along with small shed/workshop.

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

Leading into:

LOUNGE 12' 9" x 10' 5" (3.89m x 3.20m)

With gas fire upon a brickwork fireplace. Front facing window.



Opening into:

DINING AREA

11' 6" x 12' 9" (3.52m x 3.89m)

With electric fire upon a brick styled fireplace. Staircase leading off.

Door leading into:

KITCHEN

11' 8" x 11' 2" (3.58m x 3.41m)

Fitted with a modern range of kitchen units along three walls including base and wall mounted cupboards and worktops. Inset sink with base cupboard beneath. Space and provision for a dishwasher. Wall hung multi-point boiler, door to the exterior.



Further door to:

LOBBY

With shower enclosure in situ and plumbed-in mixer shower.

BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low level WC.



FIRST FLOOR

BEDROOM 1

12' 9" x 10' 5" (3.89m x 3.20m)

With front facing window.



BEDROOM 2

13' 4" x 11' 6" (4.08m x 3.52m)

With rear facing window.



Further door leading to:

BEDROOM 3/ATTIC

11' 6" x 10' 6" (3.53m x 3.22m)

Accessed via a proper staircase. Front facing window and being of an irregular shape.



OUTSIDE

The property stands back from the road in a slightly elevated position with front forecourt garden. There is a side passage, shared by the adjacent house and serving just two properties. This leads to the rear.

To the rear of the property is an expanse of garden with walled and fenced boundary and this includes two small outbuildings/sheds.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as square metres.

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 (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.

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VIEWING

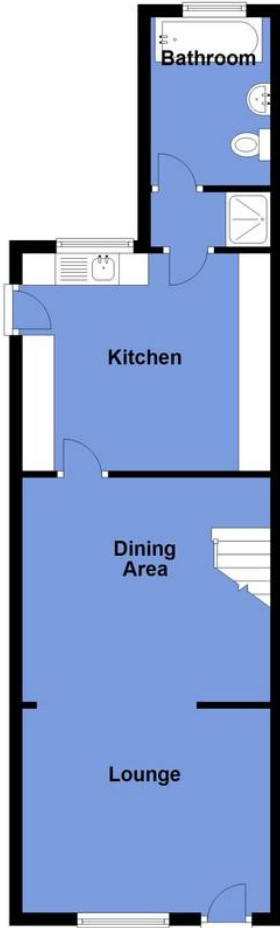
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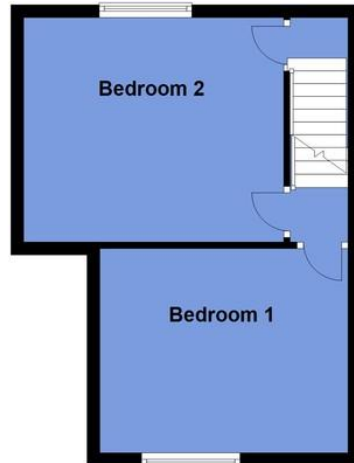
Approximately

(from EPC calculation, this may exclude conservatories)

Ground Floor

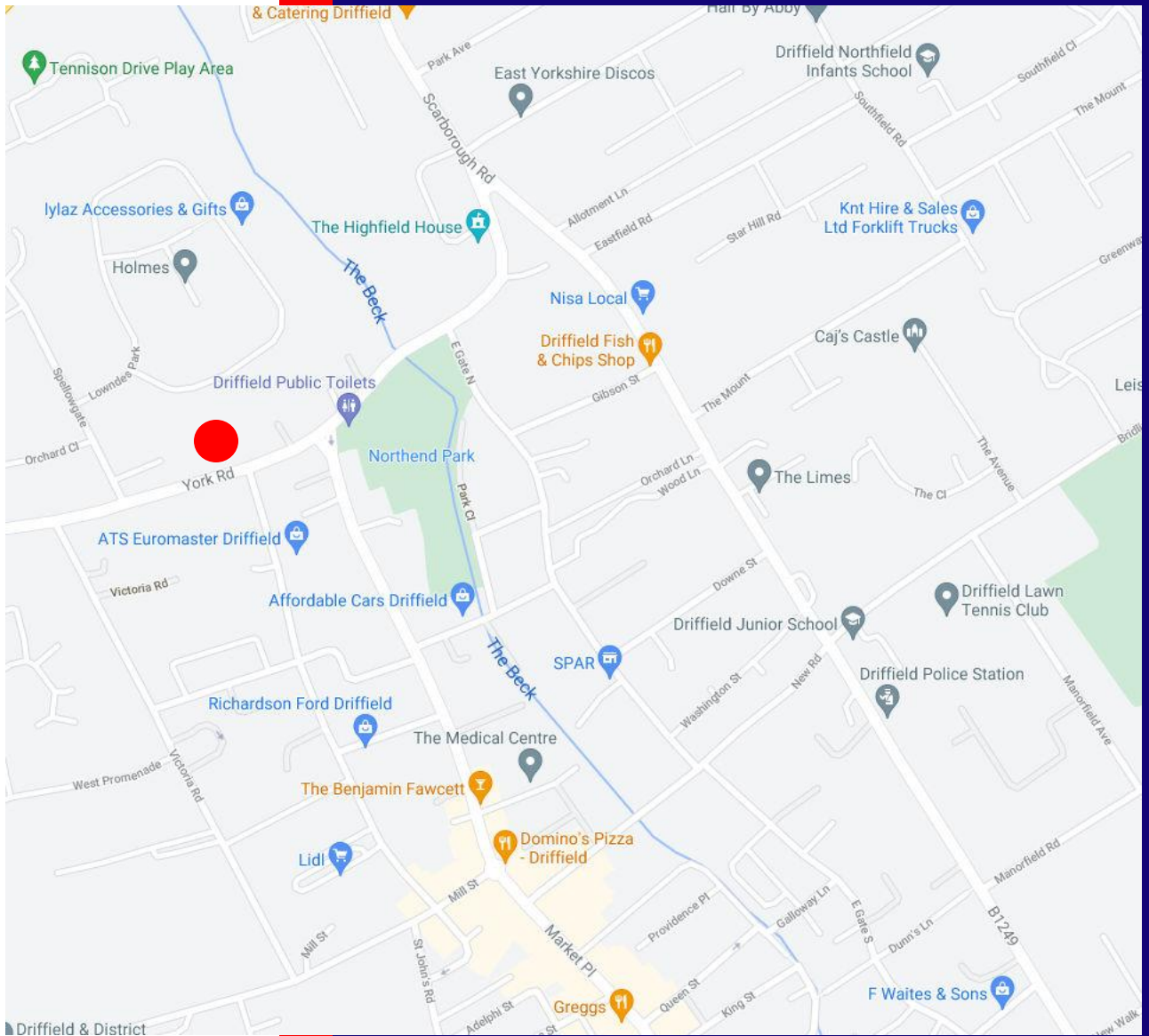


First Floor



Second Floor







64 Middle Street South, Driffield, YO25 6QG

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



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