



2 Riverside Mews, Drifffield,
YO25 6PF

ASKING PRICE OF

£210,000

2 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



Garage



Electric Heating

2 Riverside Mews, Driffield, YO25 6PF

BY FAR ONE OF THE MOST SECLUDED SETTINGS within convenient access of the town centre. This is an ABSOLUTE DELIGHTFUL detached house which is superbly presented throughout and has the added attraction of a conservatory which overlooks a lovely expanse of garden!

This really is a property which is very hard to come by, given the quite delightful and secluded setting which, when combined make this home a true gem.

The interior accommodation has been thoughtfully remodelled to create a truly lovely master bedroom with dressing area and range of fitted furniture along with secondary guest bedroom.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, M&Co, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Conservatory



Bathroom



Bedroom 2

Accommodation

ENTRANCE

Into:

HALL

With straight flight staircase leading off. Doors in to the principal rooms.

LOUNGE

15' 8" x 10' 10" (4.80m x 3.31m)

With front facing window and feature fire surround housing an electric fire. Coved ceiling.

French doors leading into:

CONSERVATORY

With clear glass pitched ceiling and French doors leading out onto a rear patio.

KITCHEN

15' 8" x 12' 1" (4.8m x 3.7m)

Extensively fitted along three walls including a range of base cupboards featuring panelled doors with a wood block effect worktop over and cupboards to match. Inset sink with single drainer. Integrated electric hob with extractor canopy over and electric oven.

Space for a fridge/freezer, space and plumbing for automatic washing machine. Fitted laminate flooring. Side window. Door to the exterior.

LANDING

With window and coved ceiling.

BEDROOM 1

15' 8" x 10' 10" (4.80m x 3.31m)

With range of fitted wardrobes and furniture. Coved ceiling. Front and side facing window.

BEDROOM 2

9' 3" x 8' 4" (2.84m x 2.55m)

With built-in wardrobes. Coved ceiling and front facing window.

SHOWER ROOM

With contemporary suite featuring walk-in shower having an electric shower, low level WC and vanity wash basin with cupboard beneath. Fully tiling to shower area and half tiling elsewhere. Chrome electric heated towel rail.



Bedroom 1



Rear Patio



Rear



Rear garden

OUTSIDE

The property is located within a cul-de-sac accessed via a private road. There is a parking space and single garage. The property also enjoys a quite delightful paved patio immediately to the rear and this gives way to a further expanse of garden featuring lawn, planted side borders and raised beds.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 67 square metres.

CENTRAL HEATING

The property benefits from programmable electric heaters.

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. Gas available or connected.

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 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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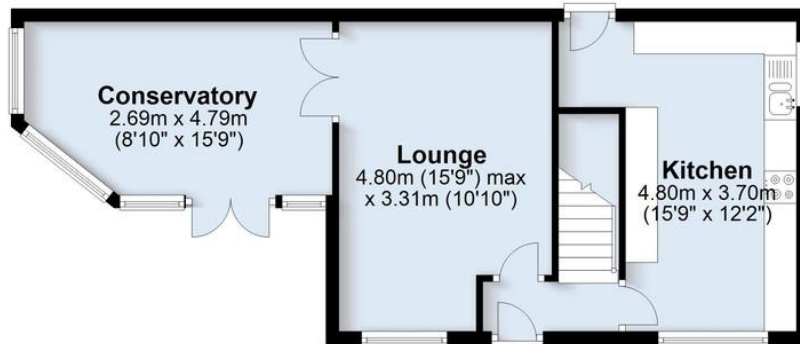
VIEWING

Strictly by appointment (01377) 253456

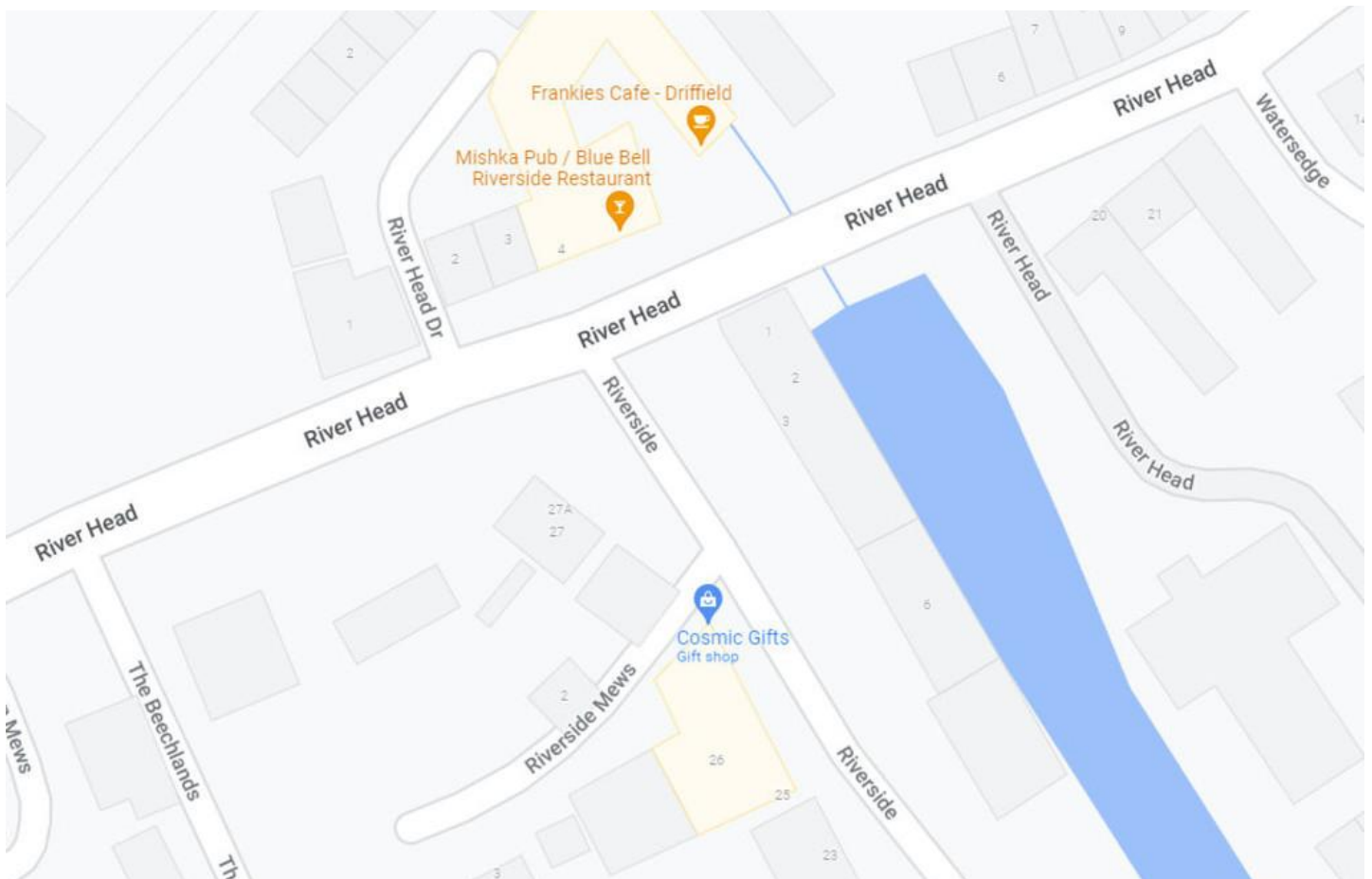
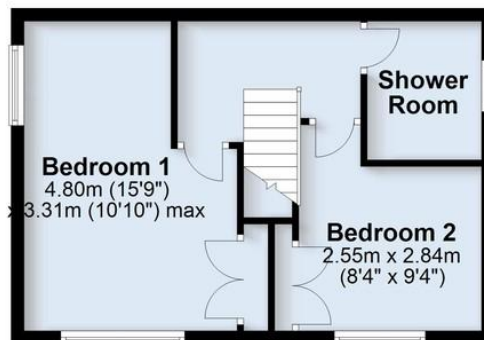
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories), is 67 sq m

Ground Floor



First Floor



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