



Ulllyotts
Chartered Surveyors

**5 Eastgate South
Driffield
YO25 6NR**

**Mid Terrace
Two bedrooms
Lounge**

**Kitchen dining room
Gas central heating
First floor bathroom**

**Offers Invited:
£110,000**



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulyyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyyotts (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.ulyyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

5 Eastgate South

Driffield

YO25 6NR



This two bed terrace would make an excellent starter home having two bedrooms, lounge and kitchen diner. The property is ideally situated for the town centre and also for public transport.

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.

ACCOMMODATION

ENTRANCE

Double glazed entrance door, stairs lead to first floor. Door to:

LOUNGE

13' 7" x 12' (4.14m x 3.66m)

Double glazed window to the front, part timber panelled walls and dado rail, tiled fireplace and hearth, double radiator. Door to under stairs storage cupboard. Door to:



KITCHEN/DINER

16' 11 into recess" x 8' 11" (5.16m x 2.72m)

Fitted with a range of wall and base units with work surface over, stainless steel single drainer and taps. Space for cooker and plumbing for washing machine. Built in storage cupboards, two double glazed windows look out in to the rear south west facing rear yard. Part glazed door opens on to the rear yard.





LANDING

Access to loft space. Doors to:

BEDROOM ONE

13' 8" x 12' (4.17m x 3.66m)

This is a good sized bedroom with double glazed window to the front, double radiator, good sized storage cupboard over the stairs, built in shelved cupboard with double doors and overhead storage.



BEDROOM TWO

11' 1" x 8' 10" (3.38m x 2.69m)

Double glazed window to the rear, double radiator.

Built in storage cupboard, wall mounted 'Ideal' central heating boiler.

BATHROOM

Fitted with a three piece grey suite comprising: Panelled bath with mains shower over, pedestal wash hand basin, wc, part tiled walls. Double glazed window to the rear, single radiator.



OUTSIDE

South West facing enclosed rear yard with flower borders, part fenced boundary with gated access to the side. Courtesy lighting. Timber shed and brick built store with power and lighting which would make an ideal utility area with further area for storage.



FLOOR AREA

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

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 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.

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

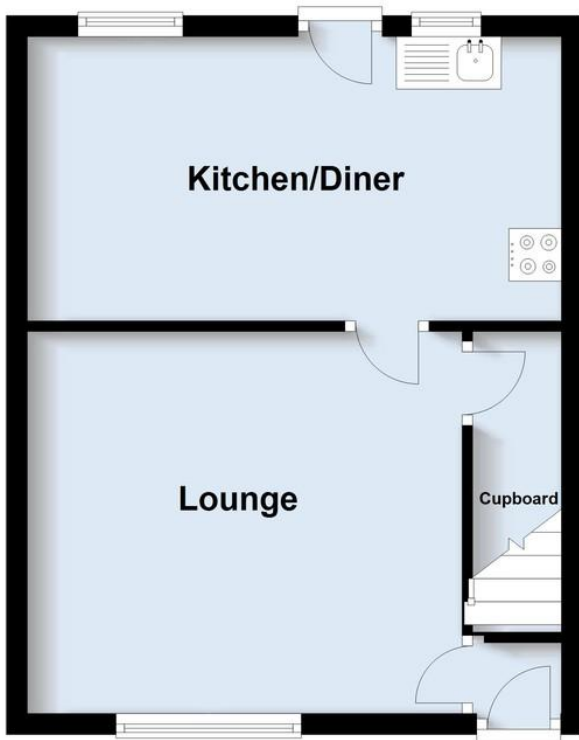
Strictly by appointment (01377) 253456

Regulated by RICS

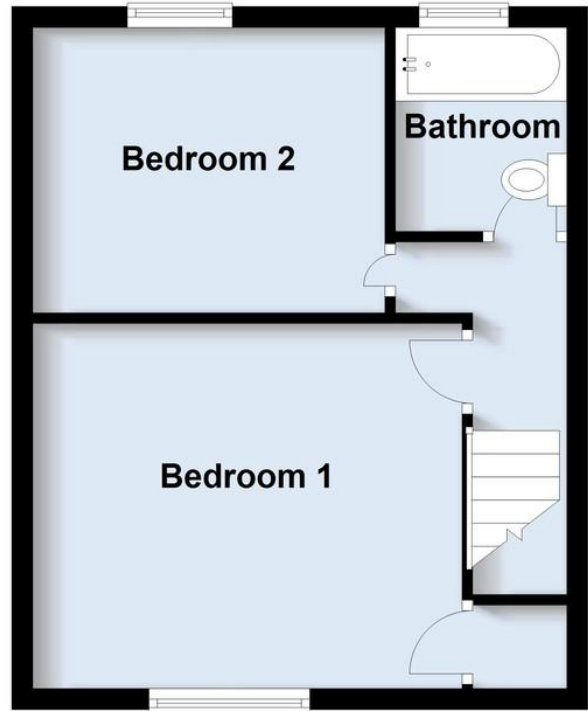
Approximately (TBC)

(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor



5 Eastgate South, Driffield

