



**Ulllyotts**  
Chartered Surveyors

**13 George Street  
Drifffield  
YO25 5RA**

Town centre cottage  
In need of cosmetic improvement  
Two bedrooms

Gas central heating  
Mainly double glazed  
Small rear yard

**Asking Price Of:  
£110,000**



01377 253456

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# 13 George Street

## East Yorkshire

### YO25 5RA



A competitively priced starter or investment property centrally located at the heart of Driffield within only a few steps of the town centre thoroughfare.

The property provides two bedroom accommodation which is centrally heated and mainly double glazed throughout and is in need of some cosmetic improvement. There are a number of (presumed) original features including paneled internal doors.

The remaining accommodation includes front facing lounge and kitchen plus bathroom. There is a small area of yard to the rear.

## 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.

## ENTRANCE INTO

### LOUNGE

17' 1" x 11' 10" (5.23m x 3.61m)

With front facing window and gas coal effect fire with surround and hearth. Built in shelving. Radiator and wall light points.

Staircase leading off to the first floor.



### LOBBY

### KITCHEN

12' 2" x 7' 3" (3.73m x 2.21m)

Fitted range of kitchen units including base and wall mounted cupboards along with worktops. Stainless steel sink with base cupboard beneath, space and plumbing for automatic washing machine.



## FIRST FLOOR

### LANDING

Cupboard housing boiler.

### BEDROOM 1

10' 9" x 10' 2" (3.28m x 3.1m)

With front facing window, fitted laminate flooring and radiator. Built-in storage cupboard and two built in wardrobes.



### BEDROOM 2

12' 4" x 7' 3" (3.78m x 2.21m)

With rear and side facing windows, radiator and fitted laminate flooring.



## SHOWER ROOM

With tiled shower enclosure having a plumbed in shower, low-level WC and pedestal wash basin in blue. Radiator.

## OUTSIDE

The property is built flush to the pavement. To the rear is a small area of gravelled yard/ garden.



## 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 to the majority of windows. .

## 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.

## **ENERGY PERFORMANCE CERTIFICATE**

Once available, the Energy Performance Certificate for this property will be available on the internet.

The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## **COUNCIL TAX BAND**

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

## **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?**

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## **VIEWING**

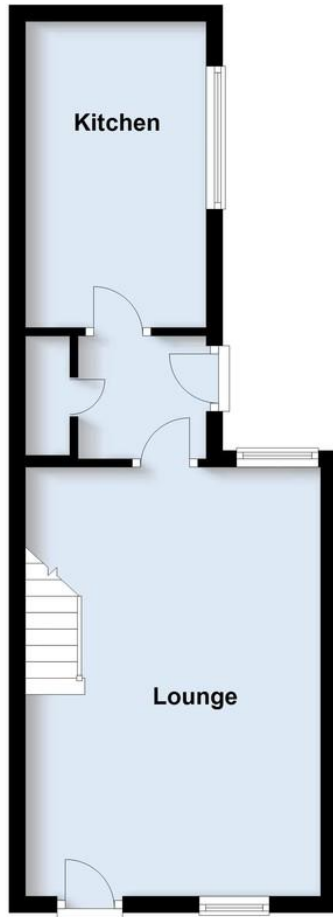
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## Approximately 61 sq m

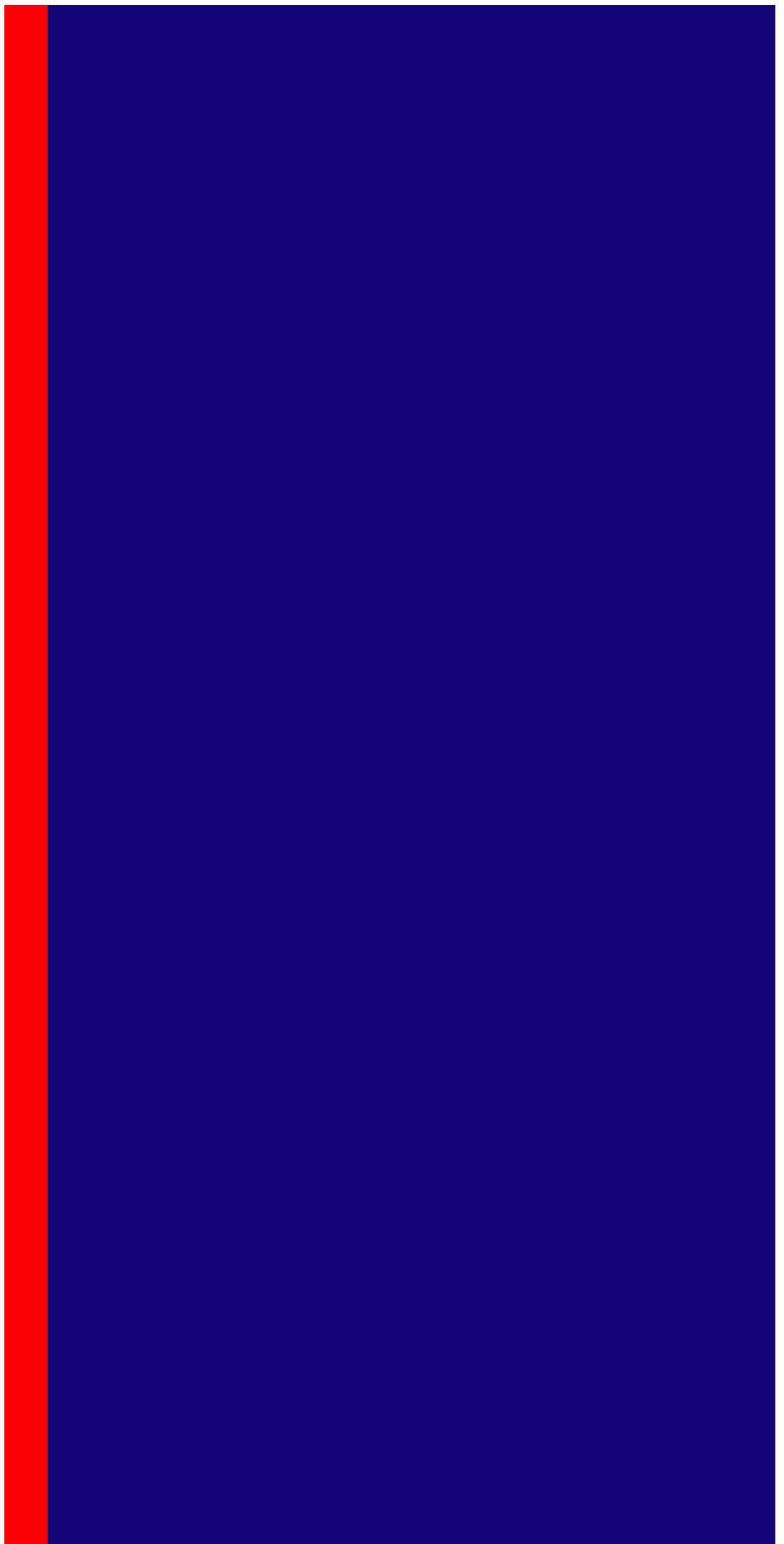
( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor







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

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



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