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Chartered Surveyors

**6 Skerne Road  
Driffield  
YO25 6SF**

**Smartly presented home**

**Non estate setting**

**Side drive, parking and garage**

**2 Reception rooms**

**2 double bedrooms**

**Attractive garden and patio**

**Asking Price Of:  
£195,000**



01377 253456

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# 6 Skerne Road

Driffield

YO25 6SF



A beautifully appointed semidetached house in a non-estate setting offering attractively maintained accommodation which exudes charm and character including two reception rooms, fitted kitchen, two double bedrooms and bathroom. Viewing this property will not fail to impress and externally, there are further features including block paved front forecourt and side drive, both providing offstreet parking and the latter leading to a single garage. To the rear is an Indian stone patio which includes an attractive seating area and gives way to a further area of patio and expanse of lawned garden with raised side beds. There is also a very useful exterior utility building having a separate WC.

## 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.

## ENT INTO LOBBY

### LOUNGE

With front facing window and log burning stove with oak overmantel. Radiator and door leading off to the stairs.



### SITTING/DINING ROOM

A delightful rear facing room with window looking out onto the patio. Built in alcove storage and feature recessed niche with quarry tiled hearth. Radiator and laminate flooring.



### KITCHEN

Being fitted along to walls with a modern range of kitchen units featuring cream doors including base and wall mounted cupboards along with drawers, integrated electric oven plus microwave, foreign gas hob with extractor over and 1 1/2 bowl sink with single drainer. Space and provision for a dishwasher. Radiator. Fitted laminate flooring





## LANDING

With side window.

## BEDROOM 1

With front facing window, radiator. Built-in alcove storage and useful Wardrobe with etched glass panes.



## BEDROOM 2

Rear facing window, double panelled radiator.



## BATHROOM

With suite comprising panel bath having an electric shower over with glass side screen, low-level WC and pedestal wash basin fitted laminate flooring and recessed ceiling lighting.

## OUTSIDE

The property is set back from the road behind an attractive block paved front forecourt which, combined with the drive provides excellent offstreet parking. To the rear of the property is an attractive patio and seating area which gives way to a further area of garden which is predominantly laid to lawn whilst having raised beds. There is also a useful outbuilding providing a utility room and outside WC.



## 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 D. 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.

## **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.

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## **NOTES**

Heating systems and other services have not been checked.

All measurements are for guidance only.

None of the statements contained within these particulars are to be relied upon as statements or representations of fact. In the event of the 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.

Floorplans are for illustrative purposes only.

## **WHAT'S YOURS WORTH?**

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\*by any local agent offering the same level of service.

## **VIEWING**

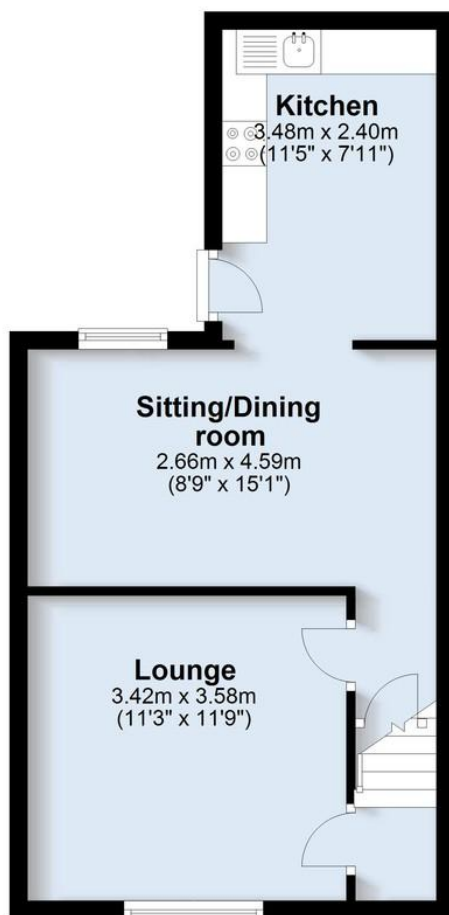
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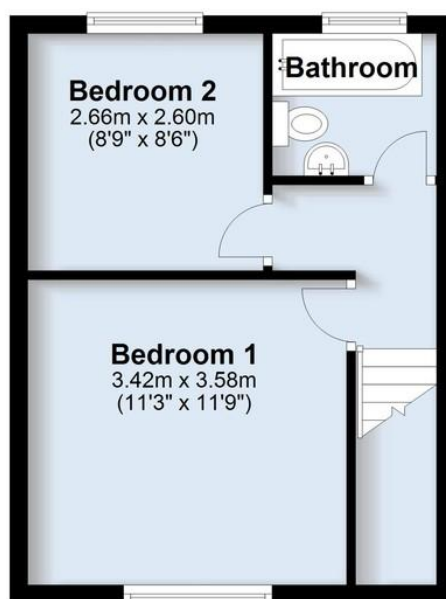
**Approximately 67 sq m**

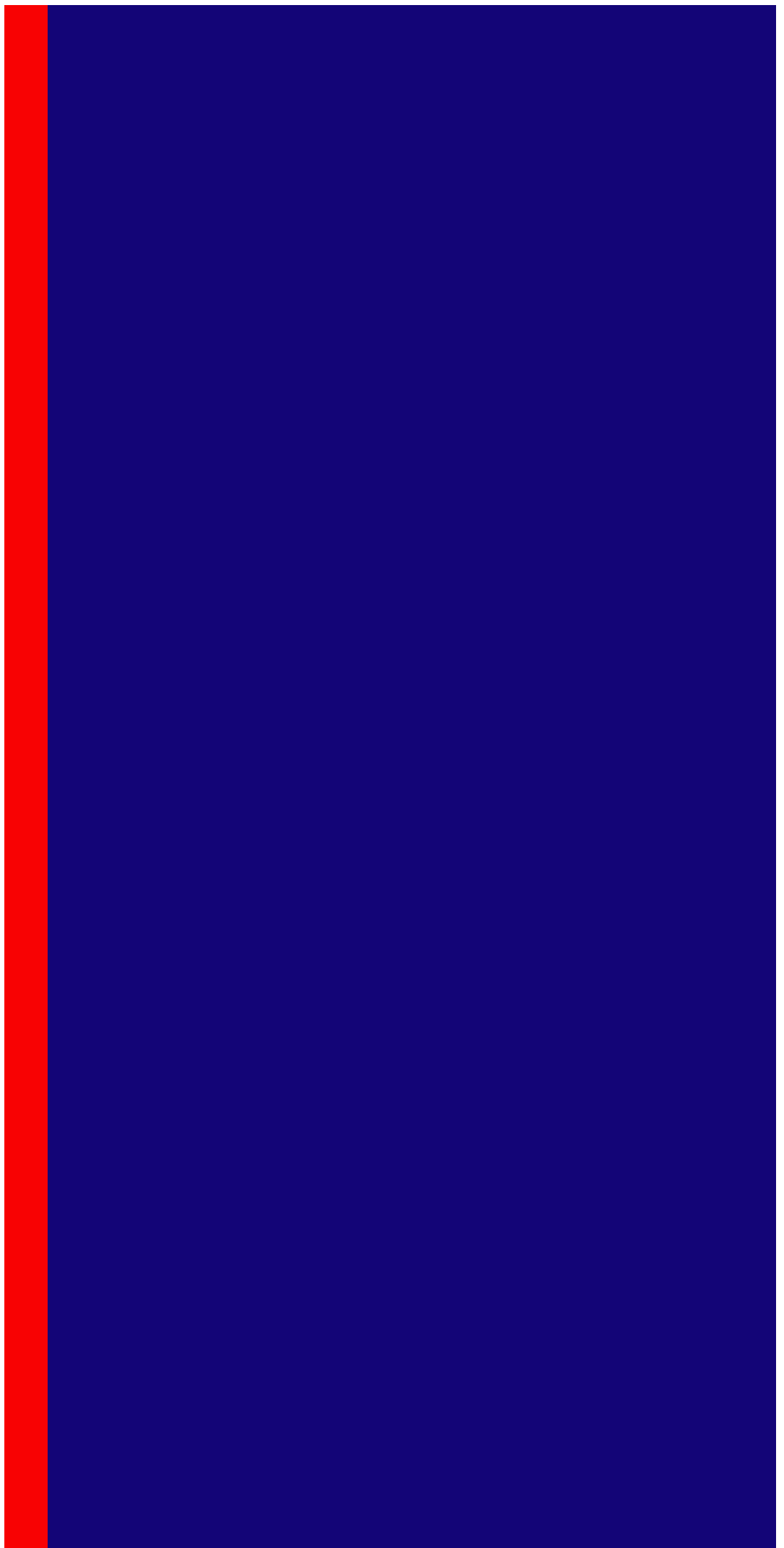
( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor







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

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