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Estate Agents

22 Adelphi Street
Driffield
YO25 6RF

Mid terraced house

Two bedrooms

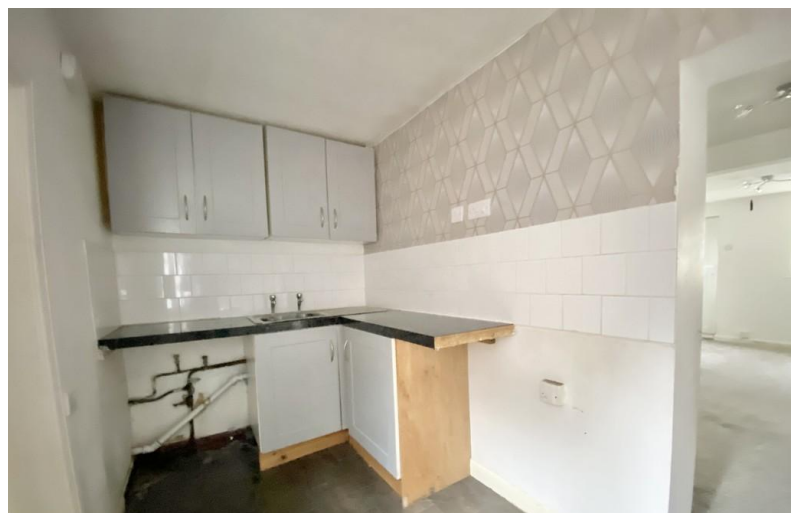
Central Heating & Double Glazing

Rear yard

Close to town centre

NO CHAIN

Asking Price Of:
£95,000



01377 253456

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PROPERTY PROFESSIONALS SINCE 1891

22 Adelphi Street

Driffield

YO25 6RF



AN EXCELLENT STARTER/INVESTMENT PROPERTY. The property is within only a short walk of the town centre. Benefitting from double glazing and gas fired central heating, the sale of this property represents a rare opportunity to purchase a property which is in a good state of repair at a competitive price!

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

LOUNGE

17' 1" x 11' 10" (5.21m x 3.63m)

With an adequate space for a dining area and front facing window out onto the street. Wood effect laminate flooring. Radiator.



Staircase leading off to the first floor.

KITCHEN

12' 2" x 5' 6" (3.73m x 1.70m)

With range of modern kitchen units including base and wall mounted cupboards, space and plumbing for automatic washing machine and space and provision for an electric cooker. Inset stainless steel sink with base cupboard beneath.



BATHROOM

With three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Partly tiled walls. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

12' 9" x 10' 2" (3.91m x 3.10m)

With front facing window. Radiator.



BEDROOM 2

9' 3" x 6' 5" (2.84m x 1.96m)

Radiator.



OUTSIDE

The property stands flush to the pavement. To the rear is a small courtyard style garden and outside brick store.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 48 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?

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

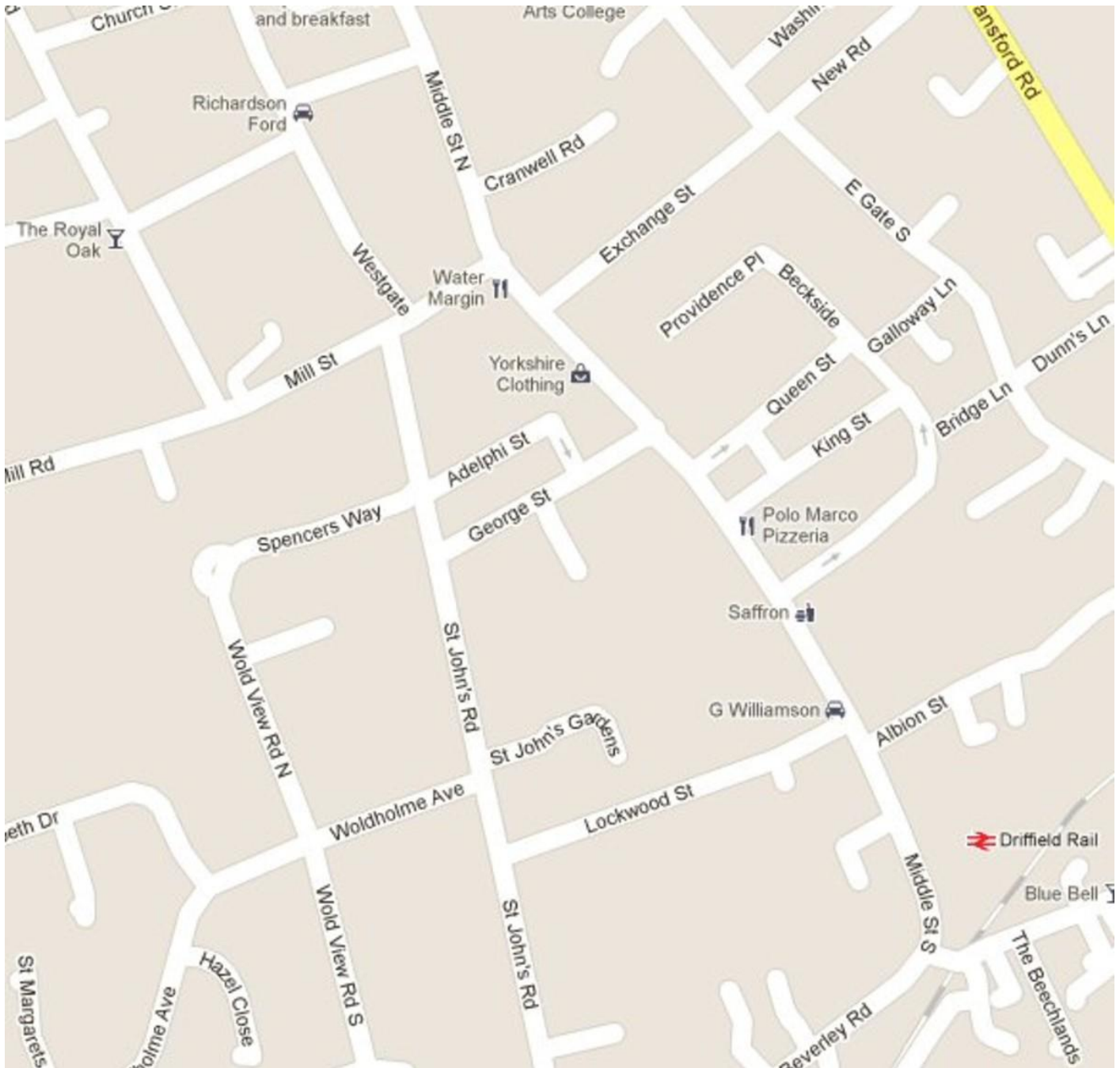
VIEWING

Strictly by appointment (01377) 253456

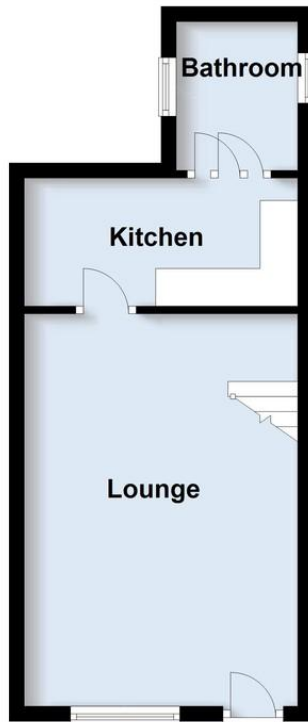
Regulated by RICS

Approximately 48 sq m

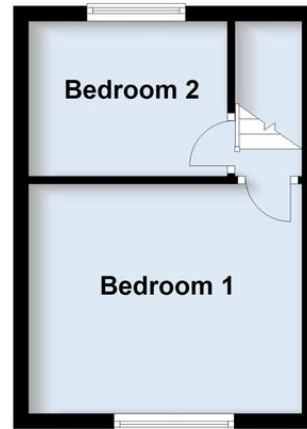
(from EPC calculation, this may exclude conservatories)



Ground Floor



First Floor



22 Adelphi Street, Driffield



16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



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