



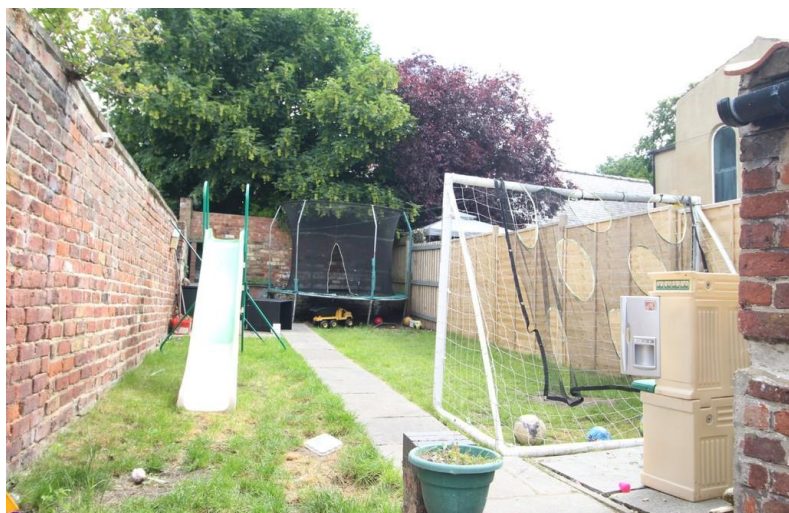
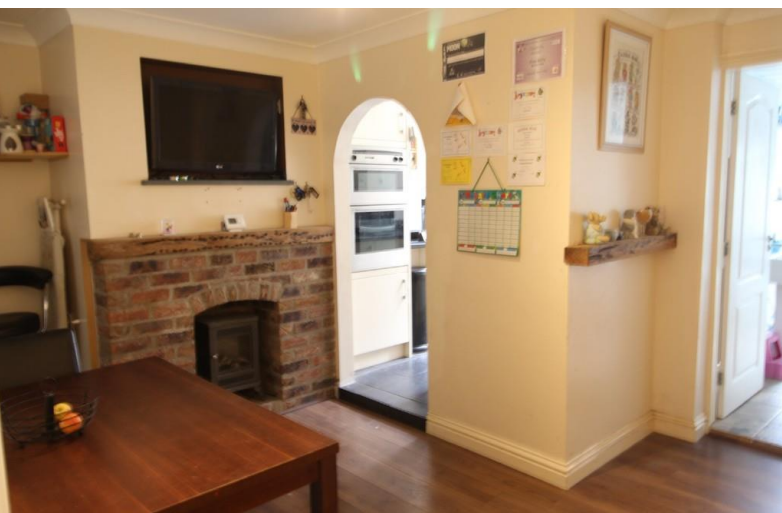
Ulllyotts
Chartered Surveyors

53 Eastgate North
Driffield
YO25 6DY

2 Bedrooms plus dressing room
Kitchen
Dining Room

Lounge
Gas Central Heating
Rear Garden

Asking Price Of:
£145,000



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53 Eastgate North

Driffield

YO25 6DY



Mid terrace property situated close to local amenities and schools. Would suit first time buyers or investors. This house benefits from the added advantage of not only a yard but a private enclosed lawned garden.

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 HALL

Part glazed door opens to entrance hall. Radiator. Stairs to first floor landing.

LOUNGE

11' 9" x 9' 10" (3.6m x 3.02m)

Double glazed bay window to the front, double radiator, laminate style flooring.



DINING ROOM 13' 1" x 7' 6" (4.m x 2.3m)

Brick built feature fireplace, double radiator, coving to ceiling. Under stairs storage area. Open to:



KITCHEN

14' 1" x 7' 2" (4.3m x 2.2m)

Fitted with a range of cream wall and base units with work surface over, ceramic sink with mixer taps and part tiled surround. Built in electric oven and grill, electric hob with extractor hood over, built in slimline dishwasher, space for fridge freezer and plumbing for washing machine. Double glazed window to the rear and part glazed door opens to the yard that leads to the garden.



BATHROOM

11' 3" x 5' 5" (3.44m x 1.66m)

Fitted with a three piece white suite comprising; 'P' shaped bath with electric shower over, pedestal wash hand basin, low level WC. Part tiled walls, tiled flooring, double glazed window to the rear, single radiator and extractor fan.

LANDING

Doors to:

BEDROOM ONE

14' 9" x 10' 9" (4.5m x 3.3m)

A good sized double bedroom with double glazed window to the rear radiator, coving to ceiling. Steps down lead to :



DRESSING ROOM

11' 1" x 8' 10" (3.4 (restricted head room)m x 2.7m)

This is a versatile room that could be used as a dressing room or office. Storage cupboard with shelving which also houses the central heating boiler. Single radiator and double glazed window to the side.



BEDROOM TWO

13' 1" x 10' 9" (4.0m x 3.3m)

A good sized double bedroom, with double glazed window to the front. Single radiator and access to boarded loft space.



GARDEN

Gated access to the side leads down a shared passageway to the front of the property. Paved patio area with steps leading to lawned area, cold water tap.

Brick built storage area with power and lighting.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 85 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.

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VIEWING

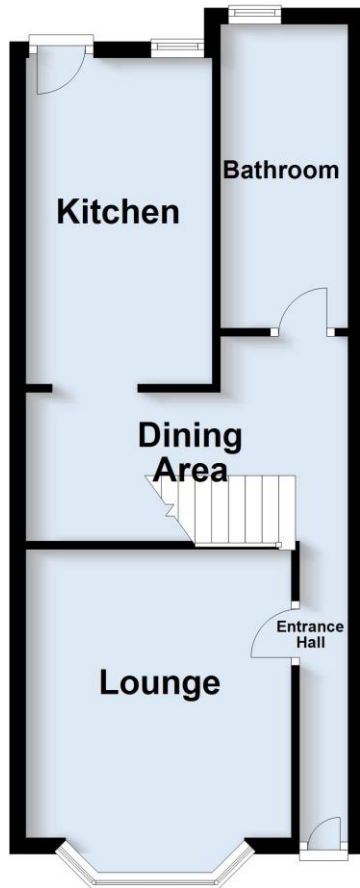
Strictly by appointment (01377) 253456

Regulated by RICS

Approximately 85 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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