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Chartered Surveyors

17 York Road
Little Driffield
YO25 5XA

End of terrace cottage
Views over village pond
Two bedrooms

Enclosed rear garden
Oil fired central heating
Rarely available

Asking Price Of:
£165,000



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PROPERTY PROFESSIONALS SINCE 1891

17 York Road

Little Driffield

YO25 5XA



RARELY AVAILABLE in this tranquil and much sought after village with very attractive views over the village pond, this is a surprisingly spacious end of terrace house providing two bedroom accommodation along with enclosed rear garden.

The light and airy accommodation would suit a variety of purchasers from first time buyers through to single buyers simply looking for characterful accommodation in a quiet setting. The property is centrally heated and double glazed throughout.

Having been well maintained by the vendors many buyers would seek to put their own stamp on the interior to make this an outstanding cottage.

LITTLE DRIFFIELD

A serene and peaceful village since it was bypassed more than 30 years ago. Little Driffield has a pretty green and pond where many people come to feed the ducks. Huge horse chestnut trees stand stately in front of St Mary's Church which is the burial place of Aldfrith, King of Northumbria who died in 705. Little Driffield was a busy centre for trade in Medieval times.

ACCOMMODATION

FRONT ENTRANCE

Into:

LOBBY

With further access into:

SITTING ROOM

21' 3" x 12' 0" (6.5m x 3.66m)

Very light and airy accommodation with windows to the front and side and staircase leading off having a spindled balustrade. Feature period style fireplace. Wall light points. Radiator.



BREAKFAST KITCHEN

13' 5" x 11' 4" (4.10m x 3.47m)

Windows to the side and rear. Fitted along one wall with a range of base and wall mounted cupboards finished with panelled doors including worktops over. Space and provision for a slot-in electric cooker, inset stainless steel sink with base cupboard beneath.

Extractor fan. Floor mounted gas fired boiler.
Radiator.



BEDROOM 2 13' 5" x 11' 4" (4.1m x 3.47m)
Rear and side facing windows. Radiator.



BATHROOM With suite comprising bath with shower over, pedestal wash hand basin and low level WC. Radiator.



FIRST FLOOR

LANDING

BEDROOM 1 11' 11" x 10' 10" (3.64m x 3.32m)
Front and side facing windows. Radiator.



OUTSIDE The property is built flush to the pavement. The access is gained via Horsefair Lane where there is a gate which leads to the rear enclosed garden. The garden itself is predominantly laid to lawn. In addition, there is an integrated store built into the property.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 76.03 square metres.

CENTRAL HEATING

The property benefits from an oil 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 F.

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

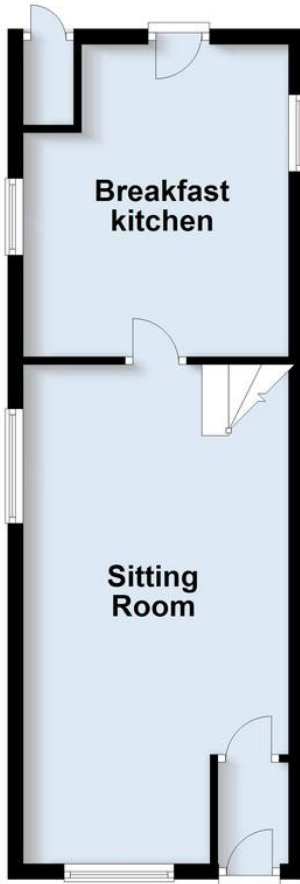
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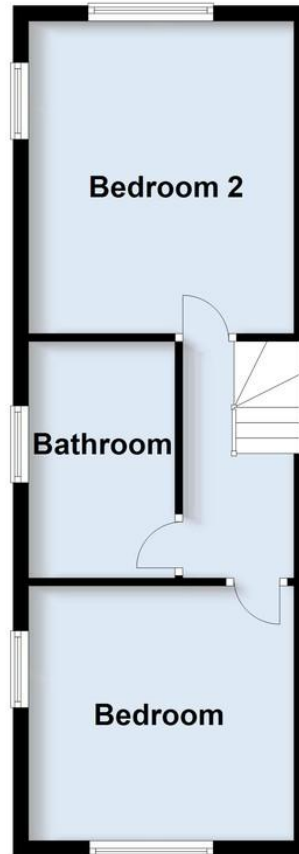
Approximately 76.03 sq m

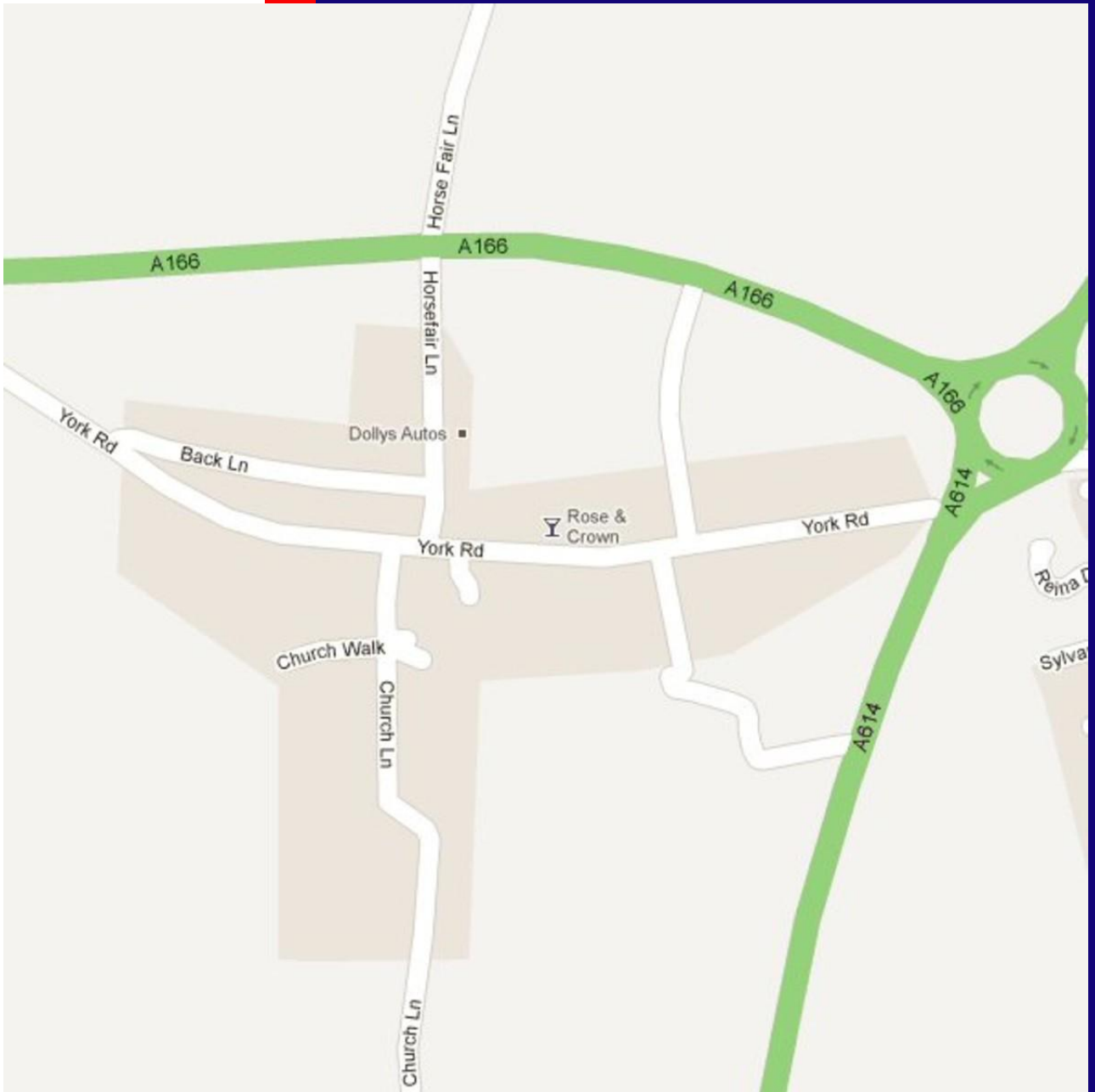
(from EPC calculation, this may exclude conservatories)

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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