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**33 Armistice Park
Driffield
YO25 5AN**

Semi detached house

Off street parking

Great plot

3 good bedrooms

Side garden including patio

Light, airy accommodation

**Asking Price Of:
£220,000**



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DRIFFIELD
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33 Armistice Park

Driffield

YO25 5AN



An immediately impressive double fronted semidetached house which stands on a good sized corner plot with attractive enclosed gardens to the side as well as offstreet parking. Accommodation is of a good proportion and includes three good size bedrooms with the master bedroom offering an ensuite. The ground floor accommodation includes lounge with dual aspect Windows making this a light and airy room plus breakfast kitchen having French doors onto the patio. There is also a useful utility room and cloakroom with 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.

ENTRANCE HALL

With staircase leading off, to internal

LOUNGE

18' 2" x 10' 1" (5.56m x 3.08m)

Having a dual aspect to the front and side, 2 radiators.



BREAKFAST KITCHEN

18' 2" x 8' 8" (5.56m x 2.65m)

With ceramic tiled floor, front facing window and side French doors plus additional window overlooking the garden. Being comprehensively fitted with a modern range of kitchen units finished with gloss slab style grey doors with a chrome style handle and coordinating worktop. Inset stainless steel sink with single drainer, integrated electric oven and gas hob with pull-out extractor. Two radiators.





UTILITY ROOM

Again with a ceramic tiled floor, radiator and built in under stair storage cupboard. Fitted base cupboard with worktop over and space plus plumbing for automatic washing machine.

LANDING



BEDROOM 1

12' 5" x 10' 1" (3.81m x 3.08m)

With front facing window and radiator



ENSUITE

With shower enclosure having a plumbed in mixer shower, low-level WC and pedestal wash basin. Radiator and splashback tiling.



BATHROOM

With low level WC and pedestal wash basin plus bath with mixer style tap, ceramic tiled floor and radiator.



BEDROOM 2

9' 2" x 9' 3" (2.81m x 2.83m)

With side facing window and radiator.



BEDROOM 3

9' 3" x 8' 8" (2.83m x 2.65m)

With front facing window and radiator.



OUTSIDE

The property stands on a corner plot slightly setback from the road, to the side is offstreet parking. The garden is also situated to the side of the property and enclosed by a timber fence. Immediately adjacent to the house is a paved patio which leads to a brick retaining wall and slightly elevated lawn.



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.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. 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.

SERVICES

All mains services are available at the property.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

NOTES

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

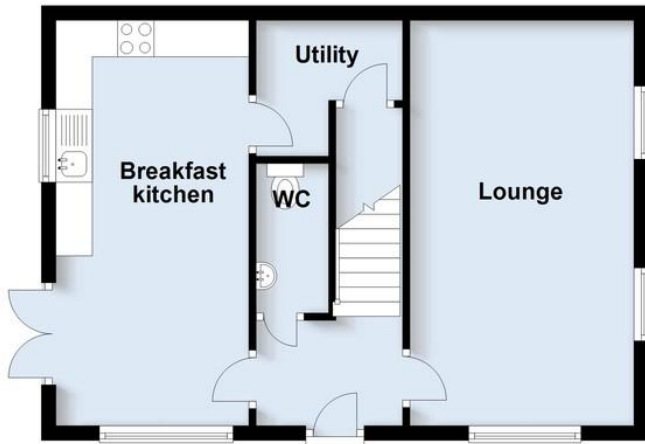
Strictly by appointment (01377) 253456

Regulated by RICS

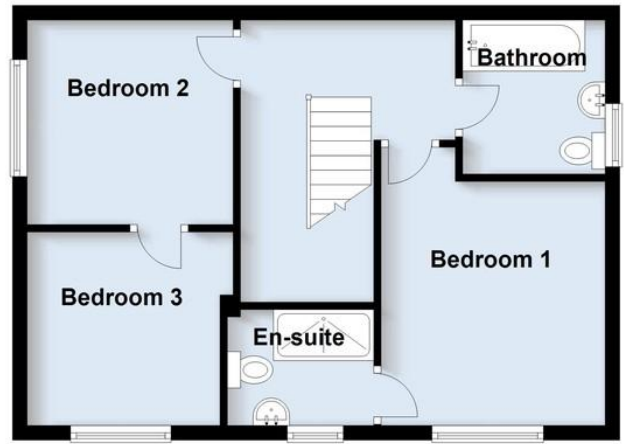
Approximately 90 sq m

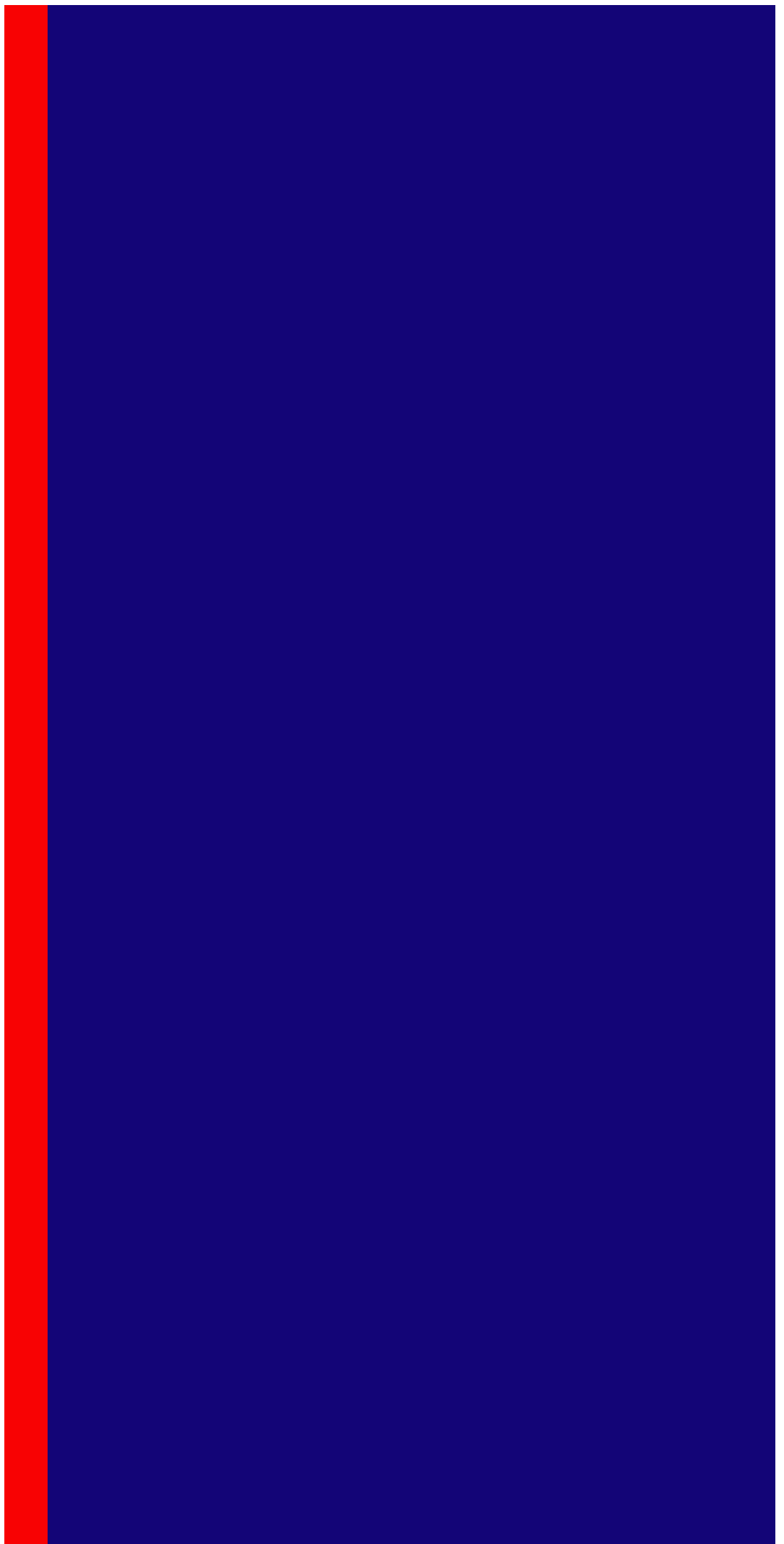
(from EPC calculation, this may exclude conservatories)

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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