



■ **Ulllyotts** ■
Chartered Surveyors

75 Northfield Road
Driffield
YO25 5ET

Established semi-detached house
Convenient for local schools
Superbly appointed throughout

Off-street parking
Central heating & Double Glazing
Secluded rear gardens

Asking Price Of:
£175,000



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DRIFFIELD
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75 Northfield Road

Driffield

YO25 5ET



Offering generously proportioned accommodation, presented to the highest standard throughout, this is a competitively priced semi-detached house with good-sized rear gardens. The accommodation includes attractive lounge plus spacious breakfast kitchen and ground floor shower room with WC. On the first floor are three good-sized bedrooms along with house bathroom.

This is a property which is ideal for both first time buyers, couples or even families and an internal inspection is highly unlikely to disappoint!

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

With feature staircase leading off having an open spindled open balustrade, high gloss ceramic tiled floor and exposed timber finished skirting board plus architrave.

LOUNGE

12' 9" x 12' 7" (3.89m x 3.84m)

With front facing window and feature laminate flooring. Pine fire surround with inset solid fuel stove and designer style radiator.



BREAKFAST KITCHEN

18' 11" x 11' 1" (5.77m x 3.38m)

With high gloss ceramic tiled flooring and being extensively fitted with a range of attractive modern kitchen units featuring Shaker style doors with chrome handles. There is a range of integrated appliances including electric oven plus hob and extractor. Inset sink with swan neck mixer tap plus space and plumbing for a dishwasher.



The room provides ample space for a breakfast table. Inset ceiling lighting plus double French doors leading out onto the rear garden.



REAR LOBBY

SHOWER ROOM/WC

With shower enclosure plus wash hand basin and low level WC.



UTILITY AREA

With storage comprising wall and base units plus plumbing for automatic washing machine.

FIRST FLOOR

LANDING

BEDROOM 1 12' 7" x 10' 5" (3.84m x 3.18m)

With exposed timber skirting board and architrave plus front facing window. Radiator.



BEDROOM 2 12' 5" x 9' 4" (3.81m x 2.87m)

With rear facing window, having views onto the garden. Exposed timber skirting boards and architrave. Radiator.



BEDROOM 3 With front facing views and exposed timber skirting and architrave. Radiator.



BATHROOM

With contemporary suite featuring bath, low level WC and wall hung wash hand basin.



OUTSIDE

The property stands back from the road behind a gravelled forecourt which provides ample off-street parking. There is a side access to the rear where there is an enclosed area of garden which is predominantly lawn.

Immediately to the rear of the property is a raised timber deck.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 101 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 B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C. 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.

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

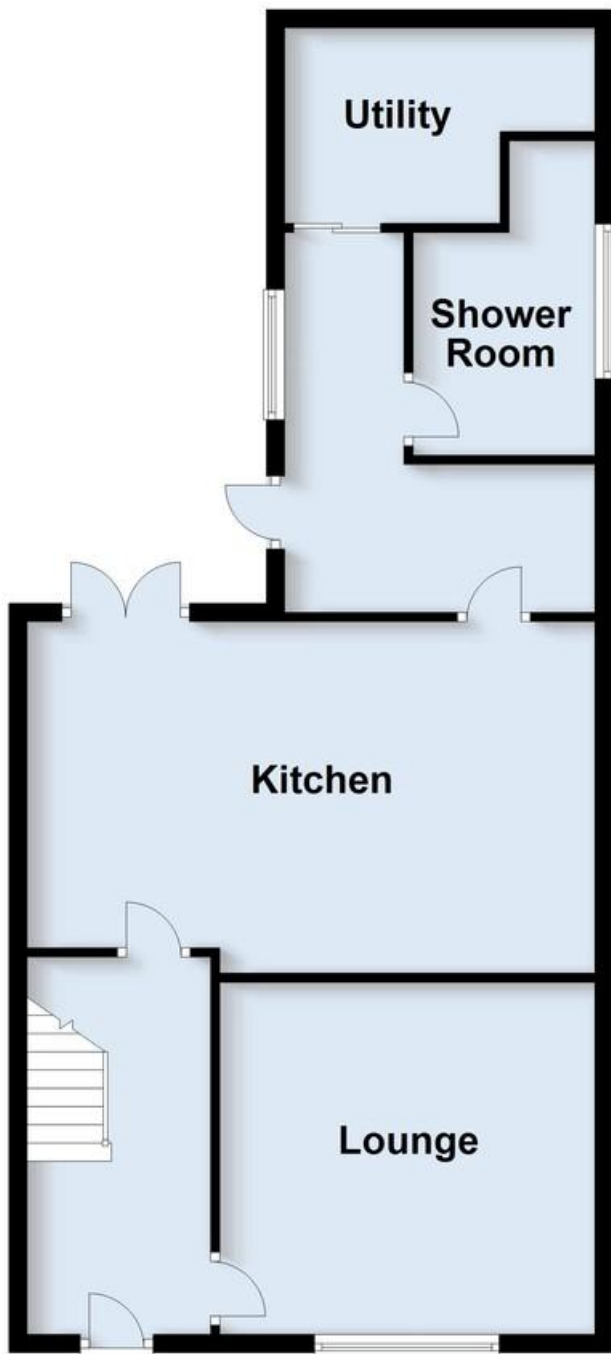
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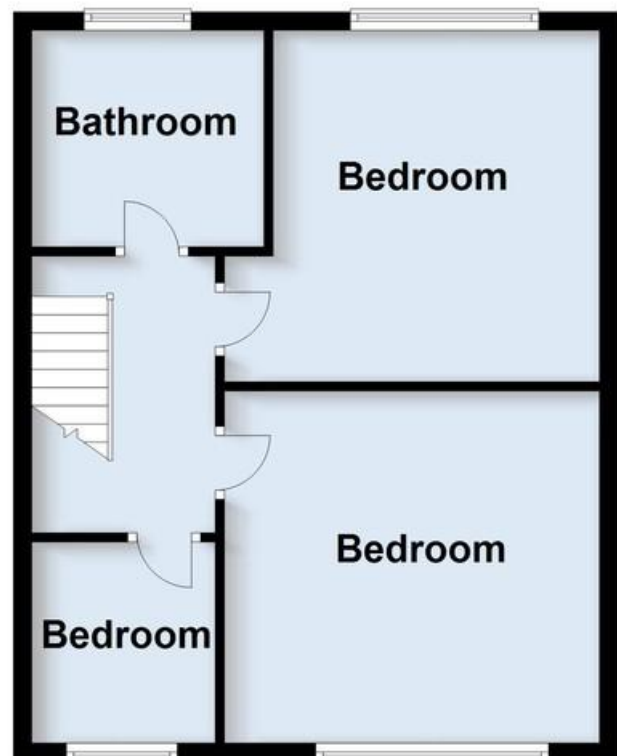
Approximately 101 sq m

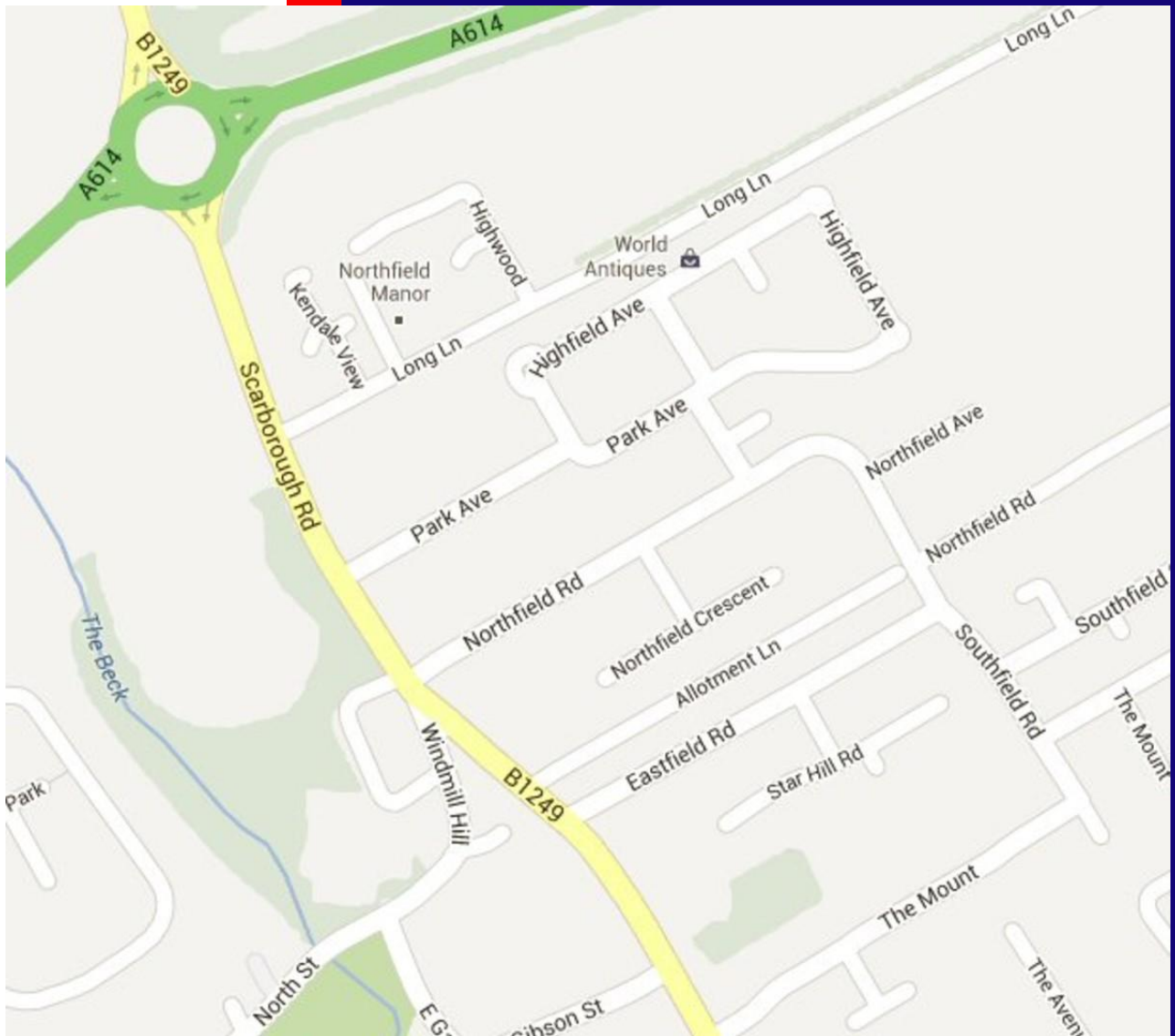
(from EPC calculation, this may exclude conservatories)

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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