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**36 Eastgate South
Driffield
YO25 6LW**

Convenient for town centre
Inner terrace house
Two bedrooms

Front facing lounge with open fire
Enclosed rear patio/garden
Ideal for first time buyers

**Asking Price Of:
£120,000**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

36 Eastgate South

Driffield

YO25 6LW



Conveniently situated for access into Driffield town centre as well as local amenities, this is a delightful in a terrace house ideal for first time buyers, investors are simply those wishing to have a property within a short walk of the town centre. The range of accommodation on offer is charming and well presented, including front facing lounge featuring a brickwork fireplace and open fire. There is a good sized breakfast kitchen to the rear and staircase leading to a first floor where there is a master bedroom plus secondary bedroom or even dressing room and house bathroom.

A particular feature of the property and sell them available is the private rear garden/yard accessible via a side passage (and immediately from the house) which only serves this property and the neighbouring house.

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 INTO:

LOUNGE

12' 0" x 9' 9" (3.67m x 2.98m)

A particularly attractive front facing room with their window and feature brickwork fireplace having a provision for an open fire. Double panelled radiator.



BREAKFAST KITCHEN

11' 10" x 11' 0" (3.63m x 3.37m)

Digging extensively fitted with a range of base and wall mounted cupboards together with coordinating worktops. Stainless steel sink with base cupboard beneath, space and plumbing for automatic washing machine. Door to rear and staircase leading off to the first floor.



LANDING

BEDROOM 1

12' 0" x 9' 11" (3.68m x 3.04m)

Front facing window and radiator.



BEDROOM 2

9' 3" x 5' 2" (2.84m x 1.58m)

Rear facing window and radiator.



BATHROOM

With three piece suite in white comprising panelled bath, pedestal wash basin and low-level WC.



OUTSIDE

The property stands flush to the pavements. There is a side passage which provides pedestrian access to this and the adjacent property only. To the rear of the property is an enclosed expanse of patio style garden with ornamental lawn.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

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

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

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VIEWING

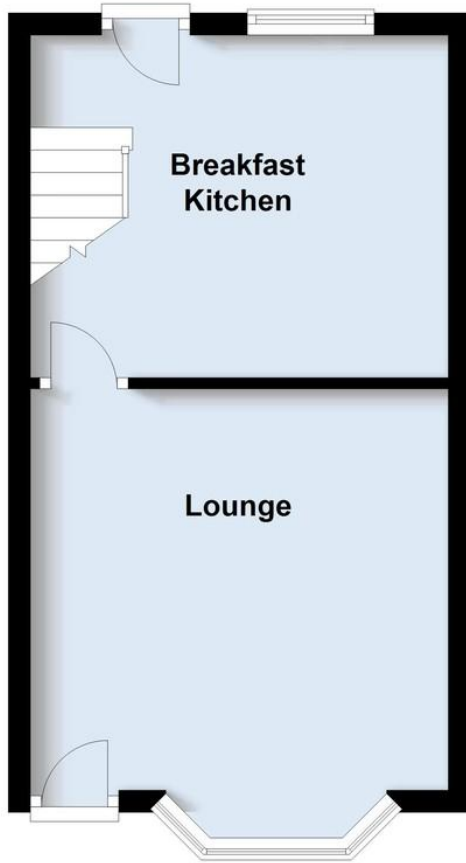
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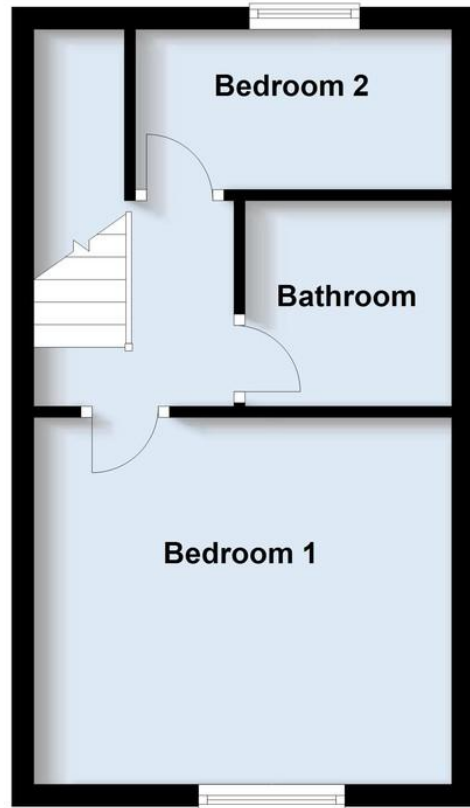
Approximately 48 square metres

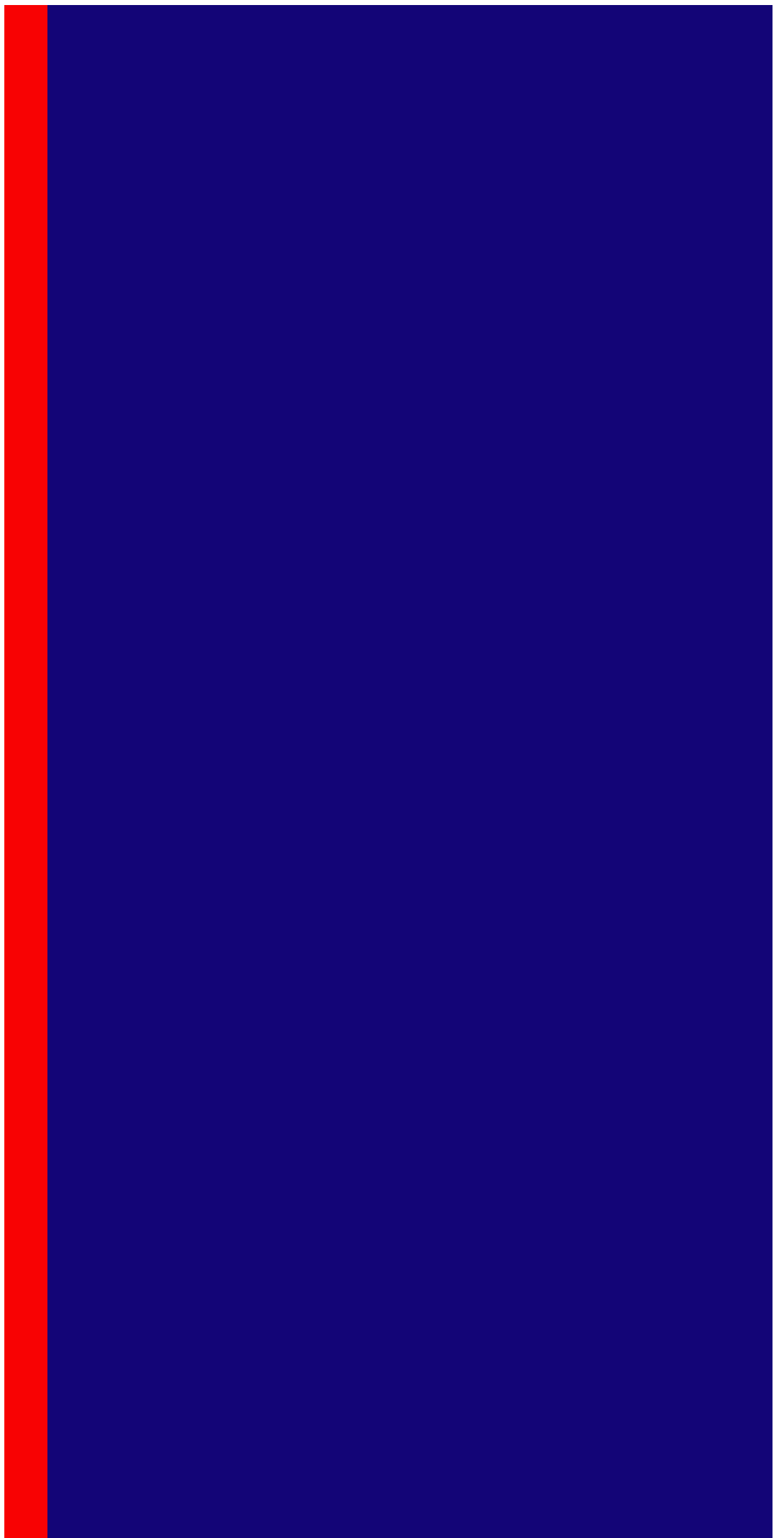
(from EPC calculation, this may exclude conservatories)

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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