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**15 Victoria Road
Driffield
YO25 6UD**

Inner terraced house

Two bedrooms

Popular setting

Garden to rear

Ideal first home

In need of some improvement

**Asking Price Of:
£105,000**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

15 Victoria Road

Driffield

YO25 6UD



An excellent opportunity to purchase an inner terrace house which benefits from a recently refitted kitchen as well as bathroom, in a popular setting conveniently situated for access into the town centre. The property provides two bedroom accommodation with ground floor bathroom. To the rear is an expanse of garden.

The property does need some improvement and currently does not have any form of fixed heating. Buyers are advised to budget for the provision of a heating system.

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

Into:

LOUNGE

9' 11" x 12' 0" (3.04m x 3.67m)

With front facing window and feature timber mantel place and fitted gas fire. Vinyl style flooring and coved ceiling.



KITCHEN

9' 6" x 12' 2" (2.92m x 3.71m)

Having been well fitted with a range of modern kitchen units including base and wall mounted cupboards together with co-ordinating worktops. Inset stainless steel sink with single drainer. Integrated electric oven and microwave. Integrated electric hob over.

Vinyl style flooring and staircase leading off.



LOBBY

BATHROOM Fitted with a modern suite comprising panelled bath, pedestal wash basin and low-level WC. Fully tiled walls and floor.



BEDROOM 1 9' 10" x 10' 9" (3.01m x 3.29m)
Front facing window and built-in storage cupboards.
Exposed flooring.



BEDROOM 2 9' 8" x 9' 1" (2.95m x 2.79m)
Rear facing window plus range of built-in wardrobes. Exposed flooring.



OUTSIDE

The property is built flush to the pavement. There is a pedestrian rights of access to the rear where there is an expanse of garden.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (TBC) square metres.

CENTRAL HEATING

There is no central heating at the property.

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

Mains water, electricity, telephone and drainage.

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 will be available on the internet. The property is currently rated band (TBC) 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

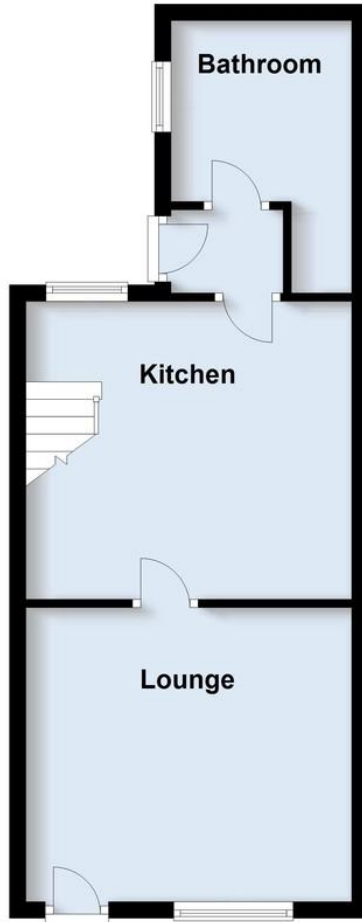
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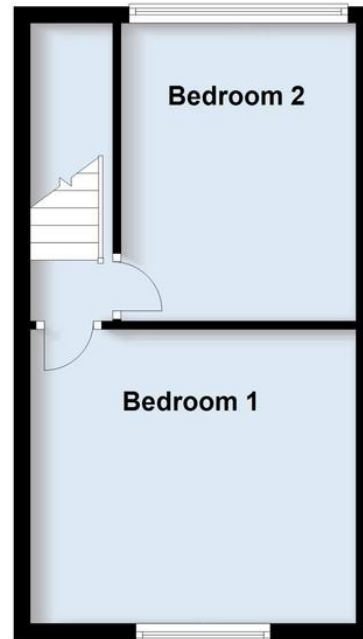
Approximately (TBC)

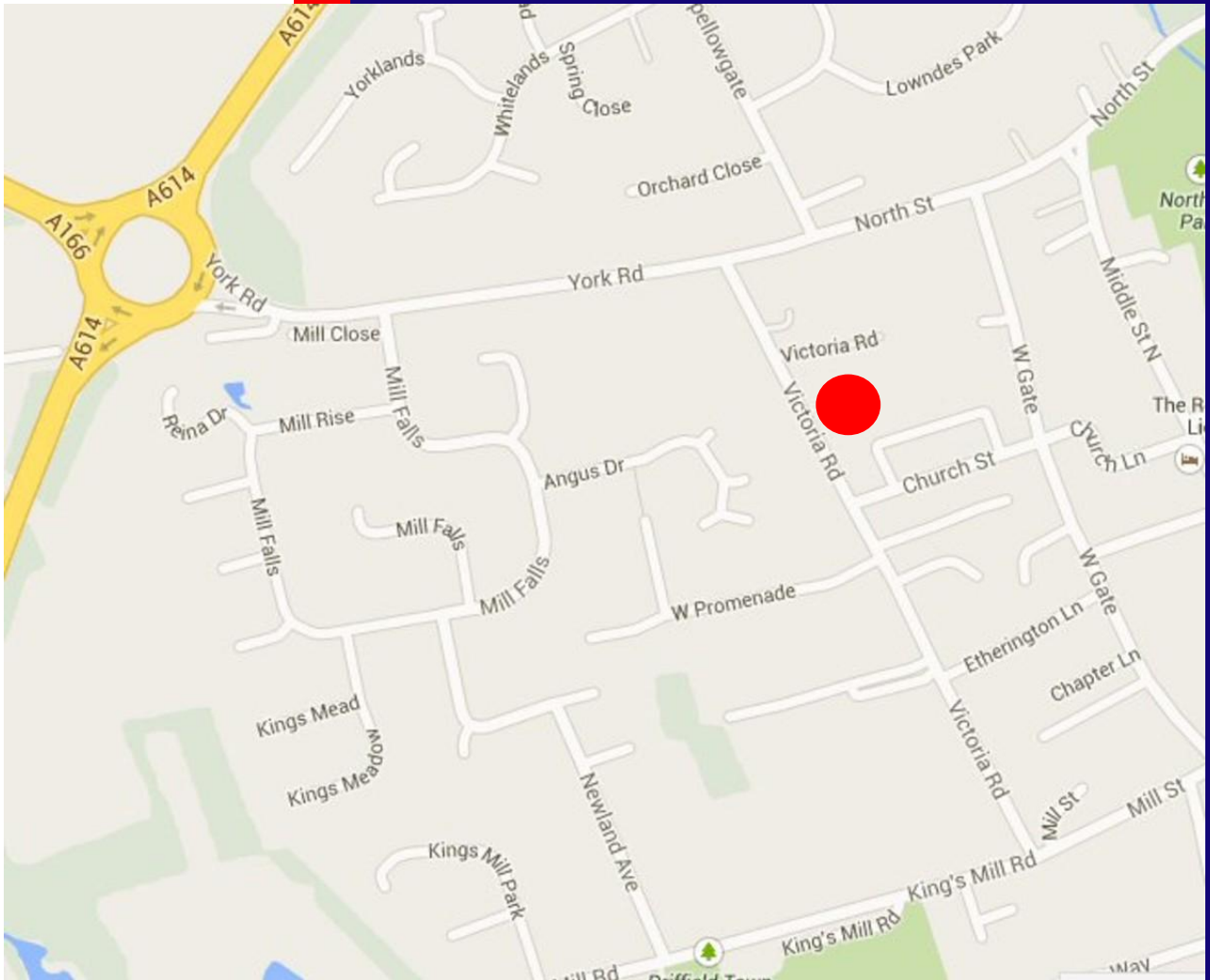
(from EPC calculation, this may exclude conservatories)

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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