



**Ulllyotts**  
Chartered Surveyors

**23 Gibson Street  
Driffield  
YO25 6ED**

End of terrace house  
In need of general modernisation  
Gas fired central heating

Two bedrooms  
Attractive garden  
Open view over Moot Hill to the rear

**Guide Price:  
£95,000**



01377 253456

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## 23 Gibson Street Driffield, YO25 6ED



An established end of terrace house in need of general modernisation and improvement within convenient access of the town centre and local amenities. Offering two bedroom accommodation, the property also provides an attractive garden to the rear with superb open aspect beyond over Moot Hill.

Interested parties should be advised that the property requires general modernisation and improvement, which would include full re-decoration and re-fitting as well as potential reconfiguration of the first floor to perhaps incorporate a bathroom.

### 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

11' 1" x 10' 8" (3.38m x 3.26m)

With front facing window. Radiator.



#### SITTING ROOM

10' 8" x 9' 6" (3.26m x 2.91 [max]m)

With staircase leading off, built-in under-stairs storage cupboard. Radiator.

#### KITCHEN

13' 10" x 6' 3" (4.23m x 1.91m)

With sliding door leading into:



## SHOWER ROOM

With shower base, WC and wash hand basin.

## REAR PORCH

With further access onto the exterior.

## FIRST FLOOR

## LANDING

## BEDROOM 1

10' 8" x 10' 0" (3.26m x 3.05m)

With front facing window and radiator.



## BEDROOM 2

10' 6" x 7' 3" (3.21m x 2.23m)

With rear facing window and radiator.



## OUTSIDE

The property stands flush to the pavement. Pedestrian access is granted to the rear of the property in favour of the adjacent houses. There is, however, a very attractive expanse of rear garden which is slightly elevated and predominantly lawned.



Beyond the walled rear boundary is an open aspect onto the picturesque area of Moot Hill.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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 uPVC 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 (to be confirmed).

## **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**

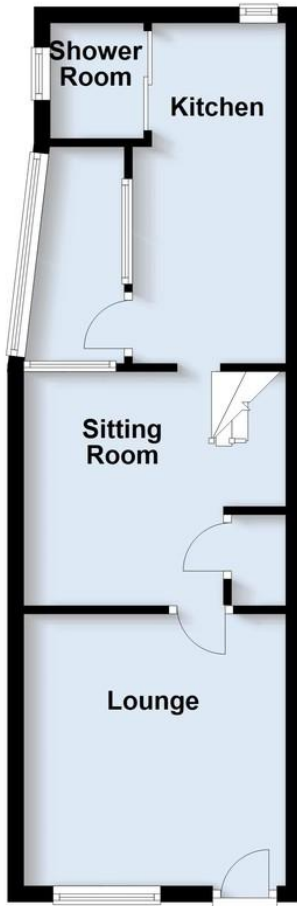
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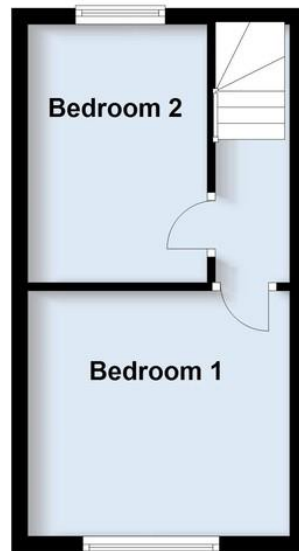
## Approximately (to be confirmed)

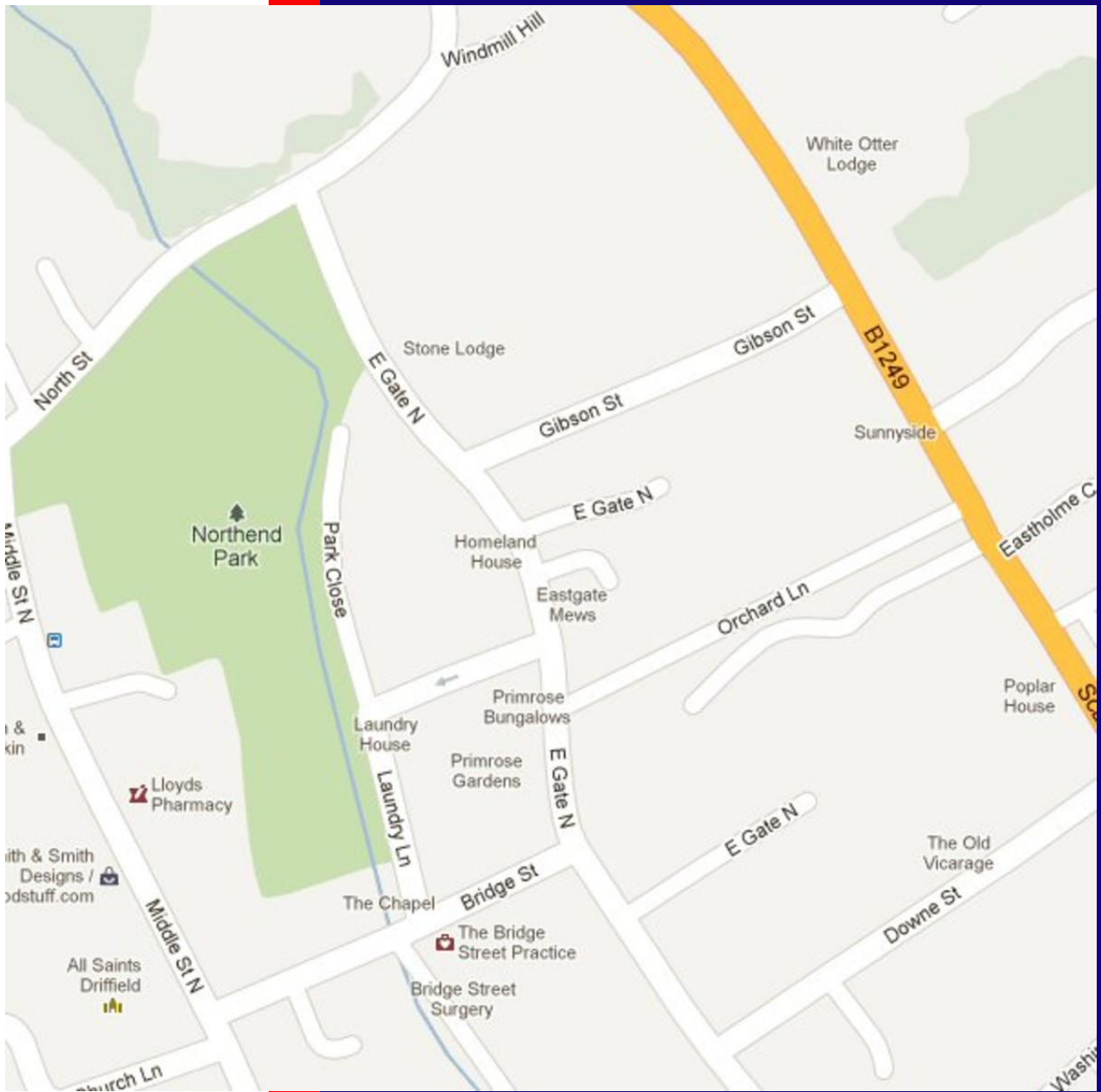
( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor







**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401

