



8 Meadow Road
Driffield
YO25 5NL

ASKING PRICE OF

£230,000

3 Bedroom Semi detached

■ **Ulllyotts** ■
EST 1891

01377 253456



3



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1



Garage



Gas Central Heating

8 Meadow Road, East Yorkshire, YO25 5NL

A very attractively presented established semi detached house, located in a non-estate setting within convenient access of the town centre, Schools and leisure centre. The property provides spacious family orientated accommodation which includes lounge with dedicated dining area, fitted kitchen and rear conservatory plus 3 bedrooms and bathroom on the first floor.

Viewing of this superbly appointed property is unlikely to disappoint and an appointment to view is thoroughly recommended.

DIRECTIONS

From Driffield town centre head south along Market Place onto Middle Street South. Turn left after the railway station over the level Crossing.

Continue along this road to the junction and turn right.

Meadow Road is then located on the left-hand side and the subject property is on the right.

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, 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

LOUNGE

11' 5" x 10' 0" (3.48m x 3.05m)

A beautifully presented front facing room with feature bay window to the front.

Ornate fire surround with "marble" hearth, and insert gas, living flame fire. Radiator and being open into:

DINING AREA

11' 5" x 10' 0" (3.48m x 3.05m)

With rear facing doors leading out. Radiator.

KITCHEN

17' 8" x 6' 3" (5.4m x 1.93m)

Being comprehensively fitted with a range of modern kitchen units, featuring base and wall mounted cupboard is finished with shaker style doors and coordinating handles. Coordinating worktop and insert ceramic sink with single drainer.

Space and provision for a slot in Cooker with extractor over.
Space and provision for an automatic washing machine.
Radiator and door leading out into:

CONSERVATORY

With further access out onto the garden.

FIRST FLOOR

LANDING

BEDROOM 1

11' 1" x 10' 7" (3.38m x 3.25m)

With front facing bay window and radiator.

BEDROOM 2

11' 5" x 9' 6" (3.48m x 2.9m)

With built in range of wardrobes along one wall with central dresser area having drawers. Radiator.

BEDROOM 3

7' 4" x 7' 4" (2.26m x 2.26m)

With front facing window and radiator.

BATHROOM

Being well fitted featuring a corner bath and shower, low-level WC and wash basin.

Radiator fully tiled to 2 walls with wet walling elsewhere.



OUTSIDE

The property stands back from the road behind an expanse of front garden. There is a shared side drive which leads to a single garage. To the rear of the property is an enclosed area of garden.

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.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

ENERGY PERFORMANCE CERTIFICATE

Once available, 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.

SERVICES

All mains services are available at the property.

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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*by any local agent offering the same level of service.

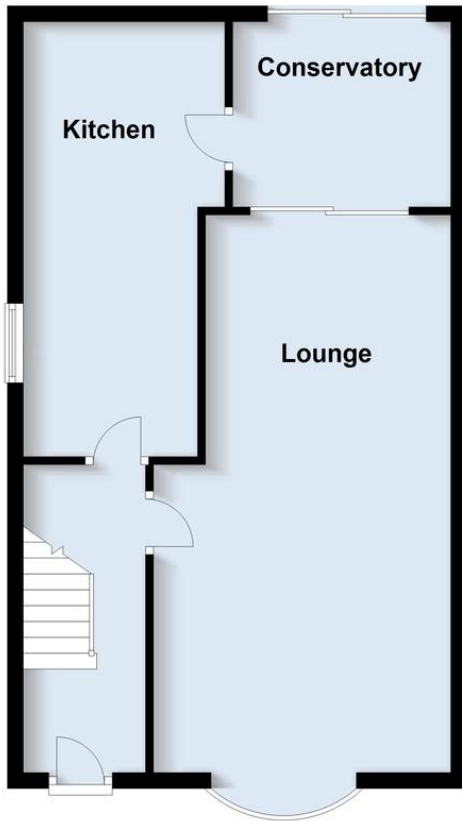
VIEWING

Strictly by appointment (01377) 253456

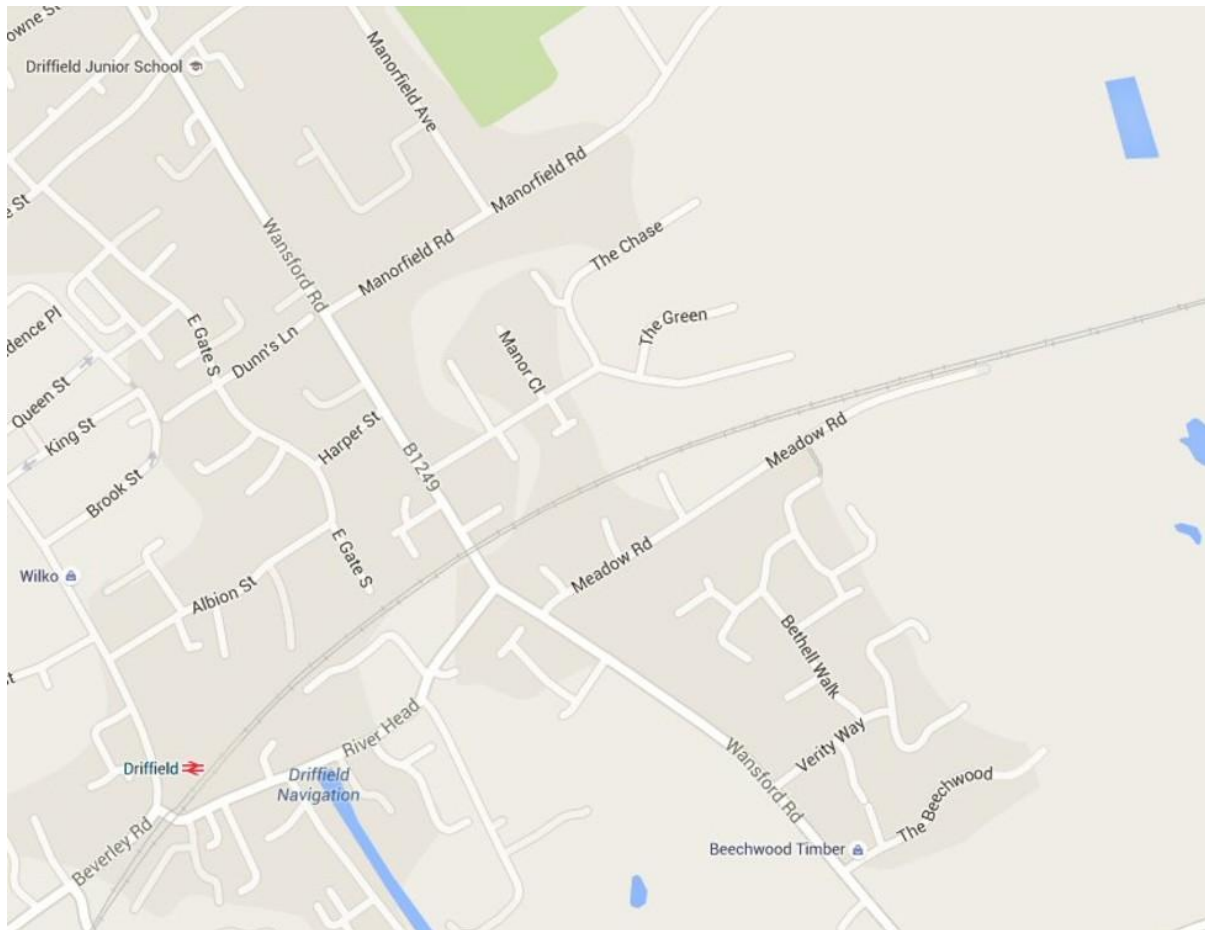
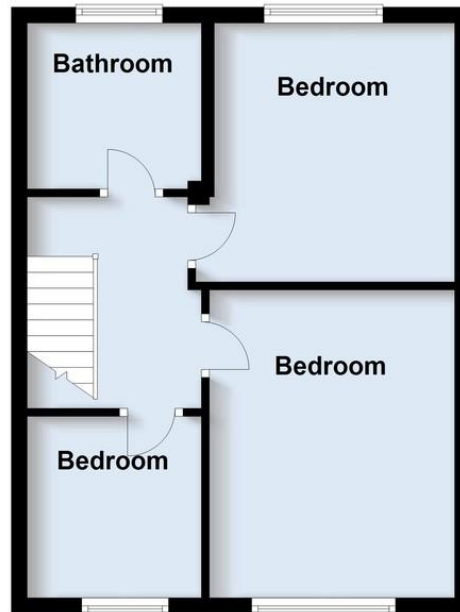
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The stated EPC floor area, (which may exclude conservatories),
is approximately

Ground Floor



First Floor



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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