



19 Riverside
Driffield

YO25 6PA

ASKING PRICE OF

£140,000

2 Bedroom Mid terrace house

■ **Ulllyotts** ■
EST 1891

01377 253456



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1



Off Road
Parking



Gas Central Heating

19 Riverside, Driffield, YO25 6PA

A modern home offering, perhaps one of Driffield's most iconic views across to Canal head. The property offers two bedroom accommodation along with off street parking to the rear.

Comprising entrance hall, with staircase leading off, lounge, breakfast kitchen, two bedrooms and bathroom.

The property is in need of general cosmetic improvement, however, represents excellent value.

DIRECTIONS

From Driffield marketplace, head south towards the railway station, turning left over at the level crossing onto Riverhead. Take the next main turning right, immediately prior to the Canal onto Riverside and the subject property lies on the right hand side of the road.

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

With staircase, leading off to the first floor and doorway, leading into:

LOUNGE

14' 10" x 10' 5" (4.53m x 3.19m)

With front facing window, offering views over to Driffeld Canal, radiator. Built in understairs storage cupboard.

BREAKFAST KITCHEN

13' 7" x 9' 1" (4.16m x 2.78m)

Being fitted with a range of modern kitchen units including basin wall mounted cupboards, integrated electric oven and four ring hob with extractor over. Inset sink with single drainer. Space and plumbing for automatic washing machine. Double French doors leading out onto the rear patio and garden.

LANDING

With built in storage cupboard.

BEDROOM 1

13' 6" x 10' 6" (4.13m x 3.21m)

With front facing window. Radiator.

BEDROOM 2

13' 9" x 7' 4" (4.21m x 2.24m)

With rear facing window, radiator.

BATHROOM

With fitted suite in white comprising, pedestal wash basin and low-level WC. Shower above the bath with full tiling. Half tiling elsewhere.

OUTSIDE

Standing back from the road behind a lawned forecourt with shrub border. To the rear of the property is an enclosed area of predominantly lawn and garden with patio immediately to the rear of the house. There is a parking area to the rear of the property.

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 B.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be 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.

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.

WHAT'S YOURS WORTH?

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

VIEWING

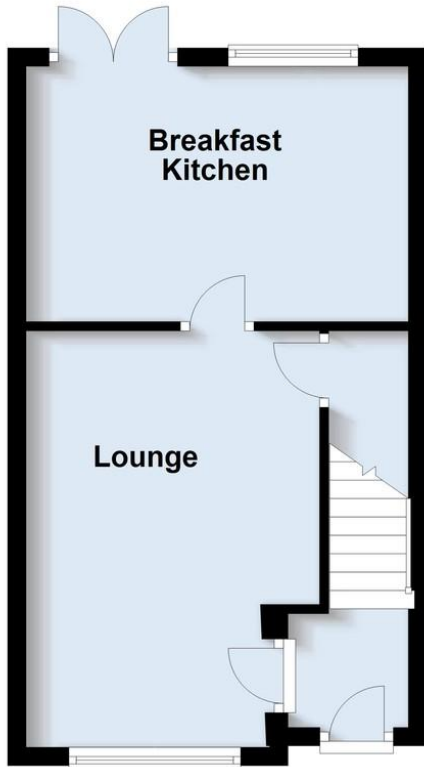
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Regulated by RICS

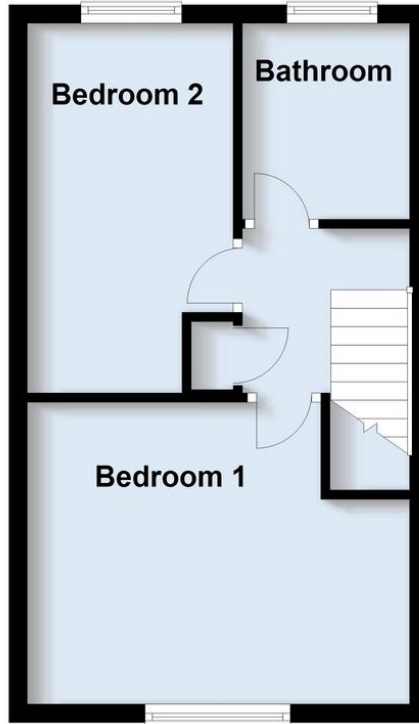


The stated EPC floor area, (which may exclude conservatories),
is approximately 62 sq m

Ground Floor



First Floor



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