



17 Adelphi Street
Driffield

YO25 6RF

ASKING PRICE OF

£120,000

2 Bedroom Mid terrace house

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



2



2



1



On Road
Parking



Gas Central Heating

17 Adelphi Street, Driffield, YO25 6RF

A smartly presented inner townhouse with accommodation arranged over three floors with the added advantage of being literally within a stones throw of the town centre thoroughfare with all its amenities. The property is ideal as a starter home, or indeed for many other buyer types, including landlords or even those wanting the convenience of the town centre.

The accommodation comprises two main reception rooms on the ground floor, kitchen, house bathroom, and two double bedrooms arranged over the upper two floors.

DIRECTIONS

Walking from Driffield Market Place, head south, turning right at the mini roundabout onto George Street. Take the first turning right onto Union Street and follow the road round onto Adelphi Street. If driving, continue to the end of George Street, and turn right, then take the next turning right directly onto Adelphi Street.

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.



Dining Room



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE DIRECTLY INTO

LOUNGE

10' 2" x 11' 8" (3.1m x 3.56m)

With laminate floor, niche potentially suitable for open fire. Radiator, and opening with double doors into:

DINING ROOM

9' 8" x 11' 7" (2.96m x 3.54m)

Having a staircase, leading off, radiator, laminate floor opening into:

KITCHEN

11' 11" x 5' 1" (3.65m x 1.57m)

Being fitted with a range of traditionally styled kitchen units, with shaker style doors, space for a slot in electric cooker, inset, stainless steel sink with base cupboard beneath. Tiled floor and door to the rear.

FIRST FLOOR

LANDING

BEDROOM 1

10' 5" x 11' 8" (3.19m x 3.58m)

Radiator. Front facing window.

BATHROOM

With suite comprising low level WC, pedestal wash basin and shower enclosure plus bath. Radiator. Fully tiled walls.

SECOND FLOOR

LANDING

BEDROOM 2

10' 5" x 11' 8" (3.18m x 3.58m)

With radiator. Wall hung gas boiler. In addition, there is a useful adjacent alcove which has the potential to create additional accommodation or ensuite from the second-floor bedroom.

OUTSIDE

The property stands flush to the pavement. There is a side passage adjacent to the neighbouring property which leads to the rear where there is a small area of yard.

CENTRAL HEATING

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



Bedroom 1



Bedroom 2



Bedroom 1



Bathroom

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

SERVICES

All mains services are available at the property.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

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

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

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

Strictly by appointment with Ulllyotts.

Regulated by RICS



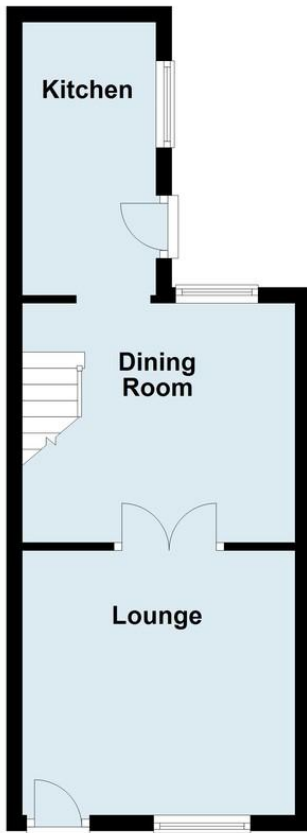
Landing



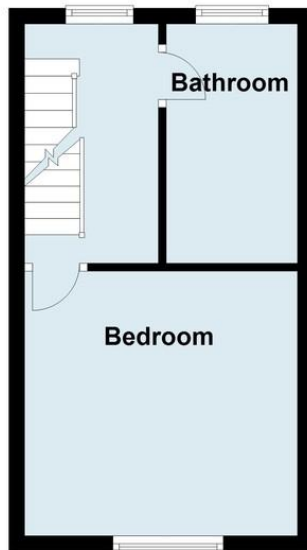
Rear yard

The stated EPC floor area, (which may exclude conservatories),
is approximately 66 sq m

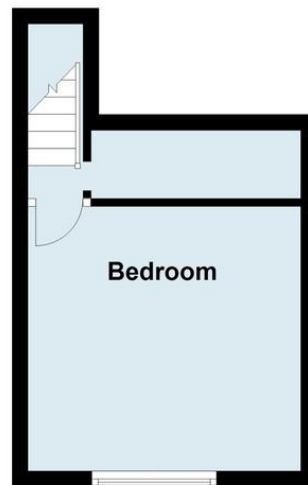
Ground Floor



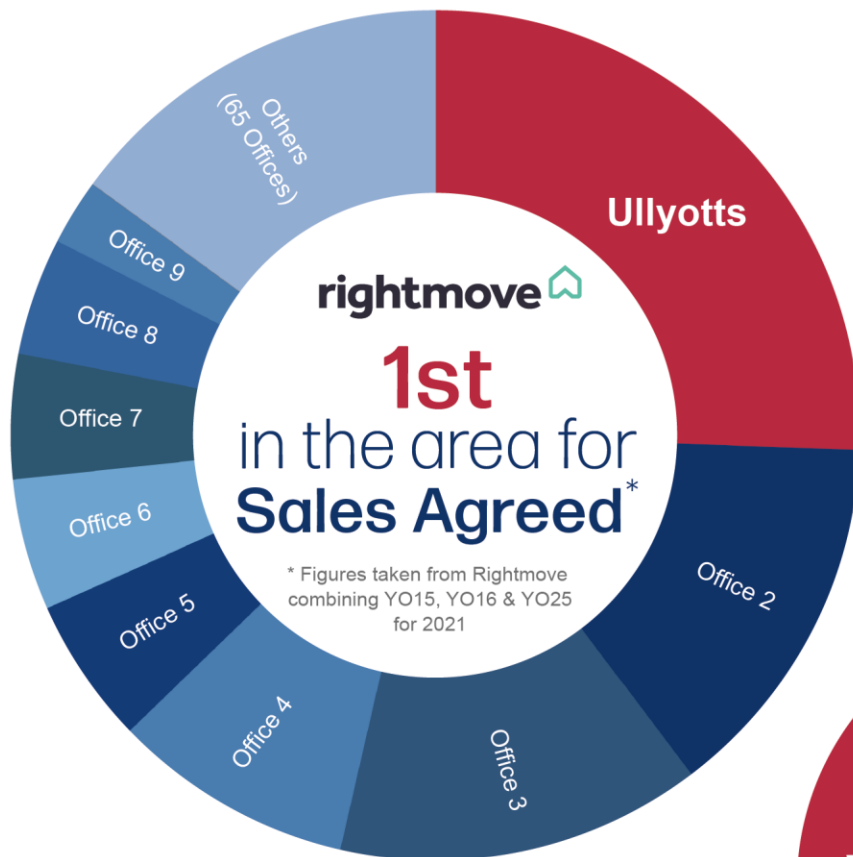
First Floor



Second Floor



Why Choose Ulllyotts?



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EST 1891



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