



113 Westgate
Driffield, YO25 6TA

ASKING PRICE OF

£125,000

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Outside



On Road
Parking



Gas Central Heating

113 Westgate, Driffield, YO25 6TA

Located within convenient access into the town centre as well as North End Park and countryside walks via Spellowgate, this is a **SUPERBLY PRESENTED mid-terraced house offering two bedroomed accommodation.**

The property is well appointed throughout and is ideally suited to a first time buyer or as an investment property.

The accommodation includes very attractive and spacious lounge with dining area having a staircase leading off, fitted kitchen which itself is an extension to the accommodation and two bedrooms plus bathroom on the first floor. A particular feature of this property is the westerly facing garden having an excellent sunny aspect.

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.



Lounge



Kitchen



Kitchen



Bathroom

Accommodation

ENTRANCE

Into:

LOUNGE

19' 9" x 11' 3" (6.02m x 3.43m)

With staircase leading off to the first floor and large built-in storage cupboard. Feature fireplace housing a log burning stove. Fitted laminate flooring. Radiator.

KITCHEN

8' 0" x 7' 4" (2.44m x 2.25m)

Fitted with a modern range of kitchen units including base, drawer and wall cupboards, with coordinated worktops and integrated appliances including electric oven, gas hob with extractor over and space and plumbing for automatic washing machine. Inset sink with single drainer and mixer tap.

FIRST FLOOR

LANDING

BEDROOM 1

9' 10" x 9' 6" (3.00m x 2.91m)

Front facing window. With built-in range of wardrobes. Radiator.

BEDROOM 2

9' 5" x 8' 0" (2.88m x 2.46m)

Rear facing window. Radiator.

BATHROOM

With modern suite comprising curved edge bath featuring a shower over with glass side screen, pedestal wash basin and low level WC. Fully tiling around the bath with half tiling on an additional wall. Radiator.

OUTSIDE

The property is built flush to the pavement. There is a rear garden which is of a good proportion and being predominantly laid to lawn.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 51 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

The boiler also provides domestic hot water.



Bedroom

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

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 D. 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.



Bedroom

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

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

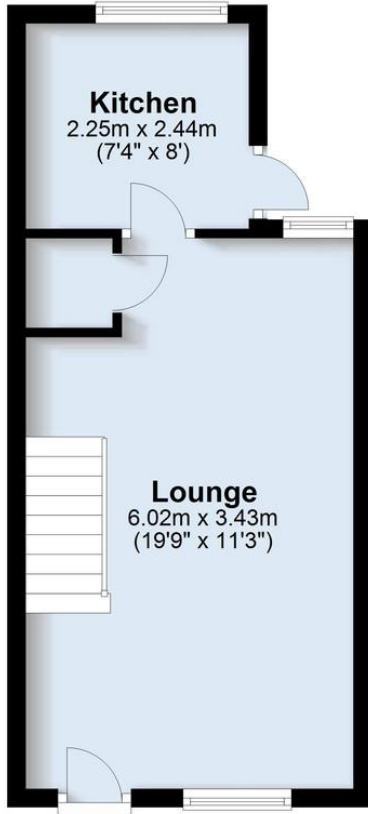
VIEWING

Strictly by appointment with Ulllyotts.

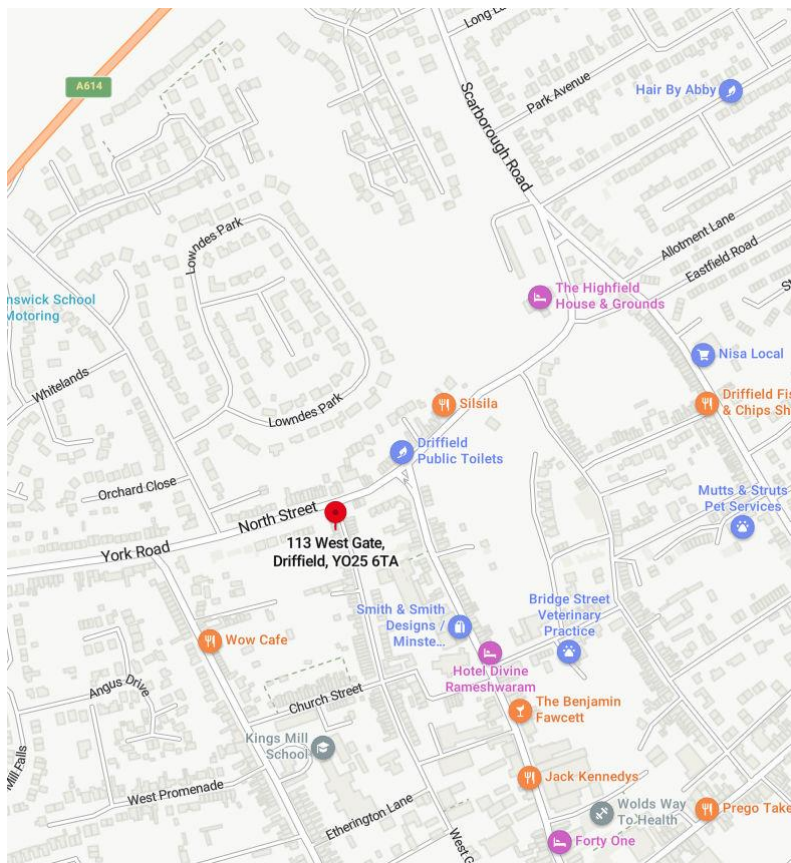
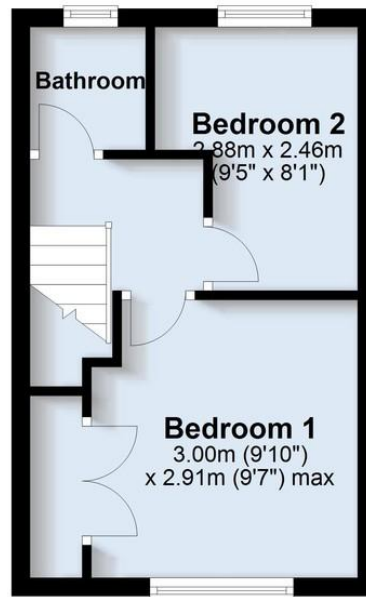
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 51 sq m

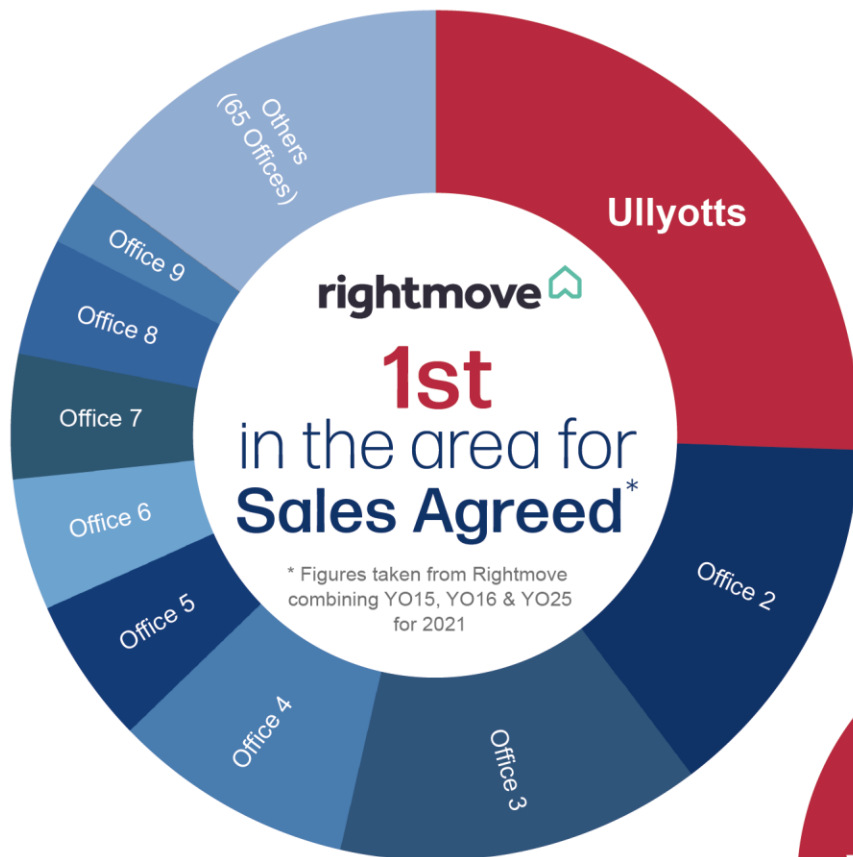
Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulyotts ■

EST 1891



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



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations