



■ **Ulllyotts** ■
Chartered Surveyors

19 Magnolia Close
Drifffield
YO25 6QU

Semi-detached house
2 Bedrooms
Garage

Enclosed garden
Cul-de-sac setting
Central heating

Asking Price Of:
£135,000



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

19 Magnolia Close

Driffield

YO25 6QU



Combining a quiet setting, which is a small cul-de-sac off a cul-de-sac, this is a great 2 bedroom semi-detached house which benefits from a recently re-fitted boiler, double glazing and front and rear gardens.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country.

A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

FRONT ENTRANCE PORCH

With further door leading into:

LOUNGE

14' 11" x 12' 7" (4.55m x 3.85m)

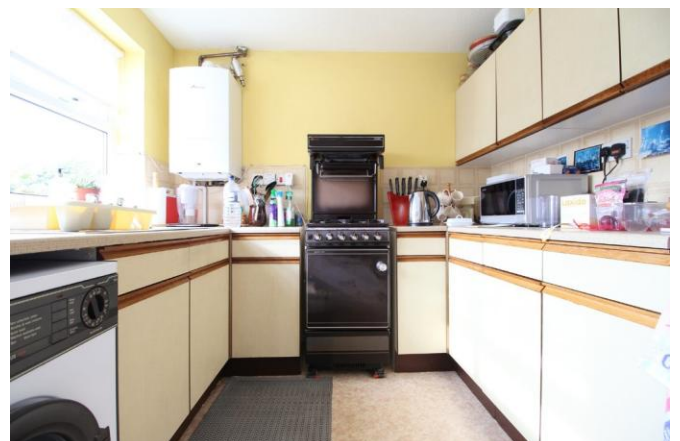
Staircase leading off. Feature fire surround with gas fire in situ. Double panelled radiator. Side and front windows and door leading into:



KITCHEN

12' 7" x 8' 2" (3.85m x 2.49m)

Fitted along 3 walls with a range of traditionally styled kitchen units including base and wall mounted cupboards, inset sink with base cupboard beneath and space for a slot in cooker. Door to the rear.



FIRST FLOOR

BEDROOM 1

12' 7" x 7' 1" (3.85m x 2.17m)

Radiator. Built-in storage cupboard.



BEDROOM 2

12' 7" x 8' 2" (3.85m x 2.49m)

Built-in wardrobes along one wall. Radiator.

BATHROOM

Recently re-fitted with contemporary suite comprising vanity wash hand basin, low level WC and walk-in shower. Fully tiled walls and tiled floor. Heated towel rail.



OUTSIDE

The property stands at the head of a cul-de-sac with shallow garden to the front.

There is a side drive which leads to a single garage.

To the rear of the property is an enclosed area of predominantly lawned 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 A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

SERVICES

All mains services connected.

NOTES

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.

Floor plans are for illustrative purposes only.

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

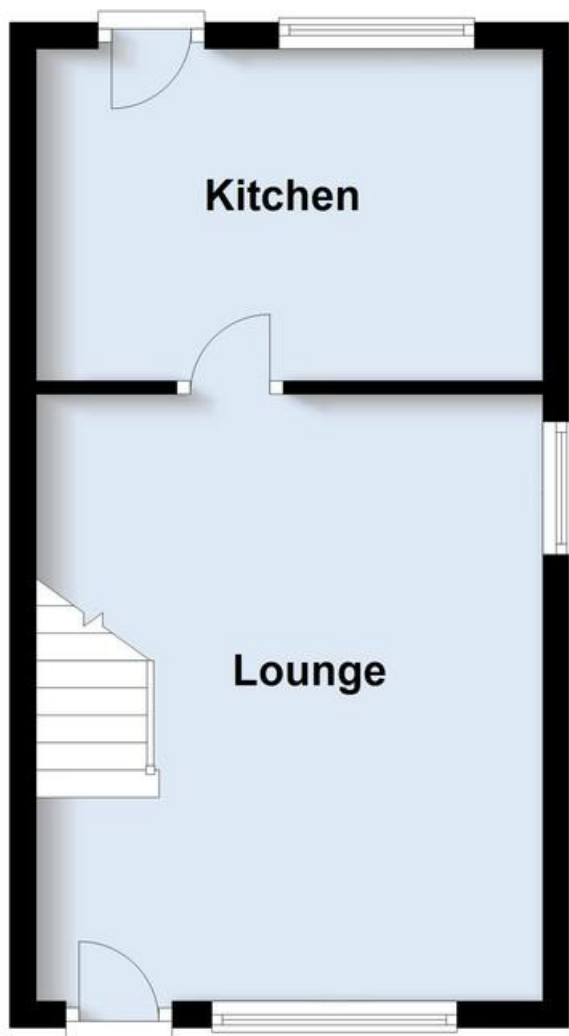
*by any local agent offering the same level of service.

VIEWING

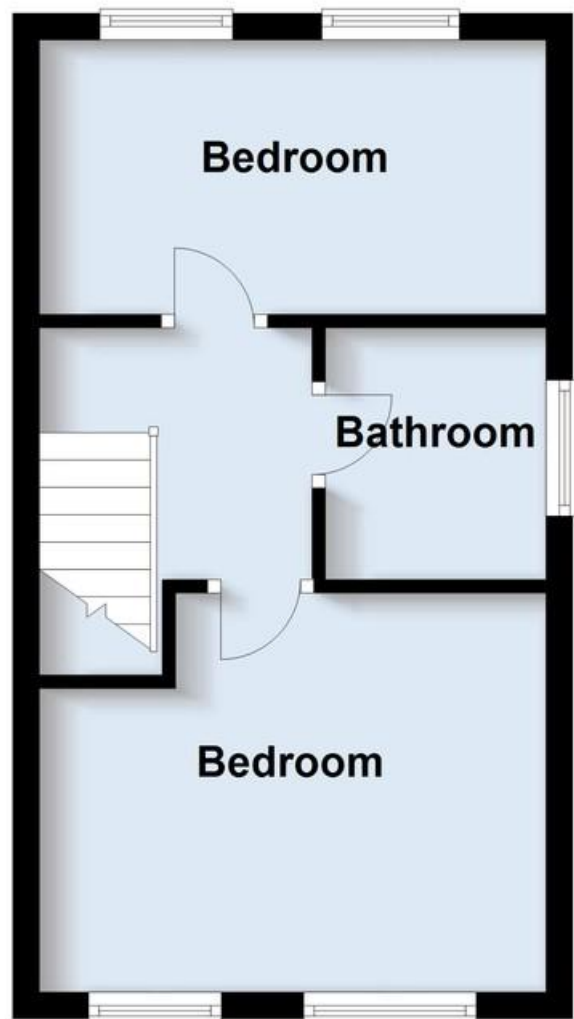
Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

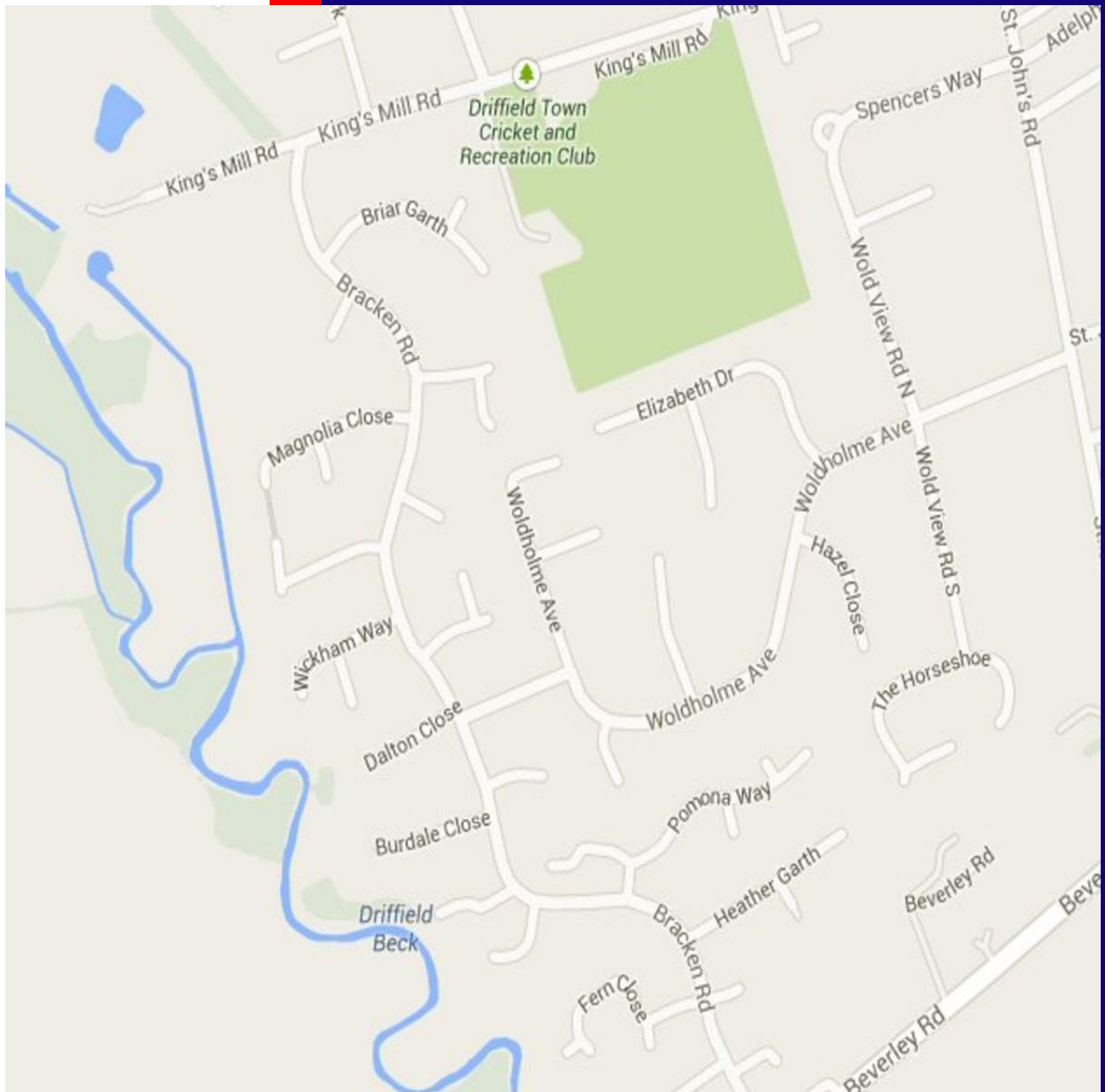
Regulated by RICS

Ground Floor



First Floor





■ **Ulllyotts** ■

Chartered Surveyors

01377 253456



64 Middle Street South, Driffield, YO25 6QG

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



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com