



**Ulllyotts**  
Chartered Surveyors

**2 Church View**  
Drifffield  
YO25 6AR

Currently achieving £5220pa let on AST  
Open plan living  
Electric Heating

uPVC double-glazing  
Ideal first home/investment  
Close to town centre

**Asking Price Of:**  
**£85,000**



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# WHAT'S YOURS WORTH?

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## 2 Church View

Driffield

YO25 6AR



Residential investment property currently achieving £435pcm. An excellent, competitively priced, property within a stones throw of the town centre and an ideal addition or entry point of any residential investment portfolio. Heated by low maintenance electric wall mounted heaters and benefitting from uPVC double-glazed windows throughout, the accommodation provides open plan living space with 2 bedrooms on the first floor.

With a paved patio to the front of the property, however, there is no rear garden.

### 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 door leading into:

#### ENTRANCE HALL

Fitted laminate flooring. Wall mounted electric heater and door leading into:

#### KITCHEN AREA

10' 11" x 7' 6" (3.35m x 2.31m)

Stainless steel sink with range of kitchen units and worktops. Built-in electric oven and 4-ring hob with extractor over. Fitted breakfast bar. Inset ceiling lighting. Plumbing for automatic washing machine and space for a refrigerator. Fitted laminate flooring.

Open plan leading into:



#### LOUNGE AREA

14' 4" x 8' 0" (4.37m x 2.46m)

Fitted laminate flooring. Inset ceiling lighting. Built-in Understairs storage cupboard.



### FIRST FLOOR

Landing

### **BEDROOM 1**

11' 1" x 9' 1" (3.40m x 2.79m)

Wall mounted electric heater, built-in cupboard housing hot water cylinder.



### **BEDROOM 2**

9' 10" x 8' 7" (3.02m x 2.64m)

Wall mounted electric heater.



### **BATHROOM AND WC**

With white suite comprising pedestal wash hand basin, panelled bath with shower attachment over and low level WC. Extractor fan.



### **OUTSIDE**

There is a paved patio to the front of the property. There is also allocated car parking in front of the house.

### **CENTRAL HEATING**

The property is heated by electric heaters.

### **DOUBLE GLAZING**

The property benefits from uPVC double glazing throughout.

### **TENURE**

We understand that the property is freehold. It is currently subject to an assured short hold tenancy.

### **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**

Mains water, electricity and drainage are connected to 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.

Floor plans are for illustrative purposes only.

## **WHAT'S YOURS WORTH?**

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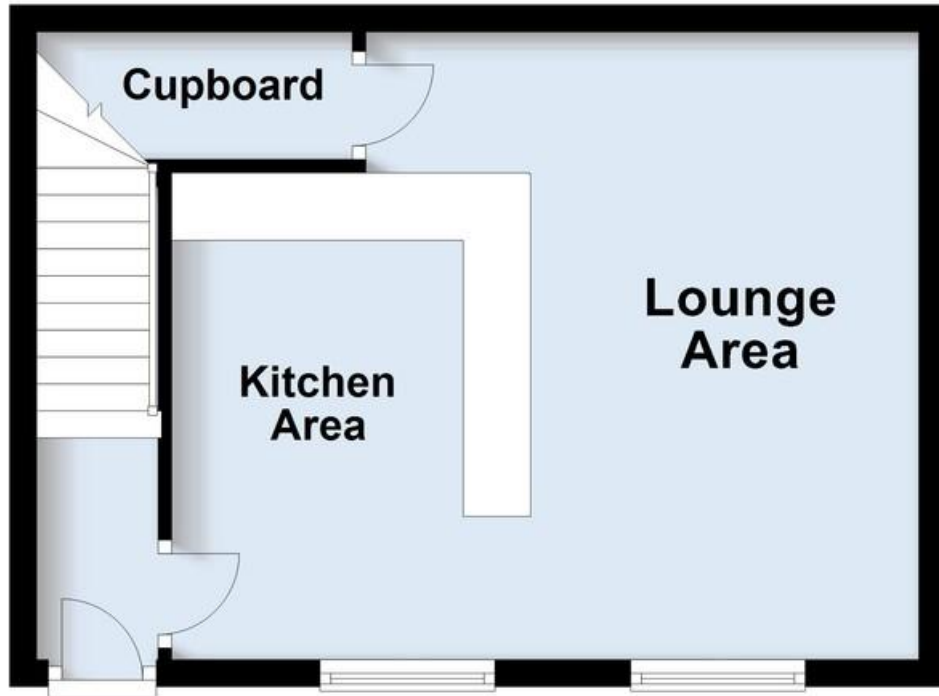
\*by any local agent offering the same level of service.

## **VIEWING**

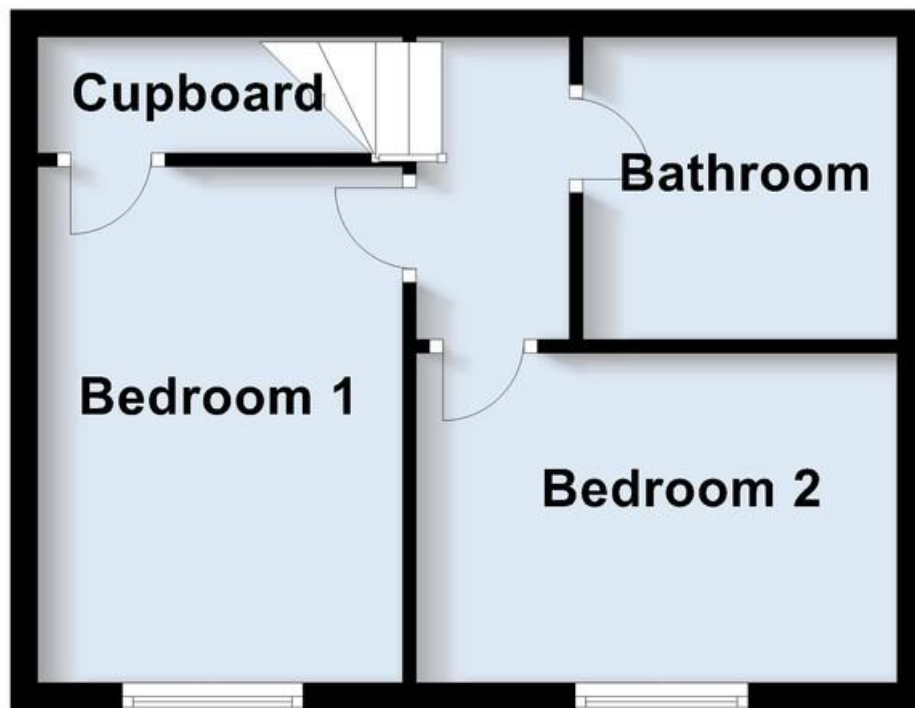
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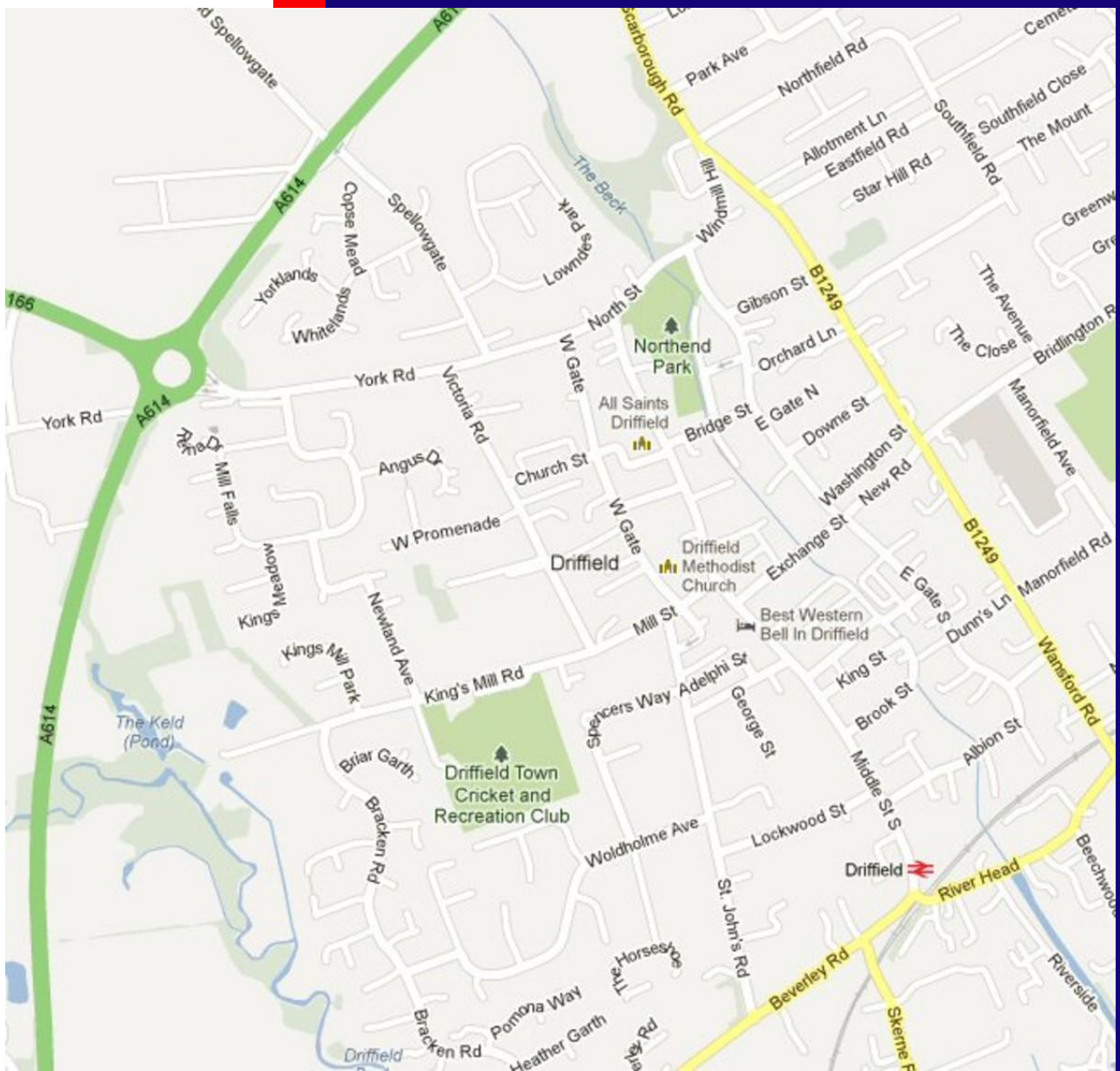
## Ground Floor



## First Floor







■ **Ulllyotts** ■

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