



Ulllyotts
Chartered Surveyors

**8 White House Mews
Drifffield
YO25 6XB**

**Self contained apartment
One bedroom
Ground Floor**

**Over 55s
Car parking
E7 Heating**

**Asking Price Of:
£79,950**



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

8 White House Mews

Driffield
YO25 6XB



A delightful ground floor apartment overlooking communally maintained gardens which is offered to the market at a competitive price to effect early interest. The accommodation includes lounge with front patio doors, kitchen, good sized bedroom and bathroom.

There is a rear hall which has a door to the exterior and the property also provides allocated car parking with a single space.

White House Mews is a purpose built development within convenient level walking access of the town centre.

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

Via patio doors leading into:

LOUNGE

16' 2" x 10' 9" (4.94m x 3.29m)

With two electric storage heaters and free-standing electric fire. Coved ceiling.



KITCHEN

7' 7" x 5' 8" (2.32m x 1.74m)

Fitted with a range of traditionally styled kitchen units finished in pine and including base and wall mounted cupboards.

BEDROOM

16' 5" x 8' 4" (5.02m x 2.56m)

With a range of wardrobes along one wall. Economy 7 heater.



BATHROOM

With suite comprising panelled bath, having an electric shower over, low level WC and pedestal wash hand basin.



OUTSIDE

The property is approached via a private drive adjacent to The White House on Beverley Road. To the front of the property is a range of parking bays which are individually allocated for owners of White House Mews.

There is also a communal garden to the front of the property.

CENTRAL HEATING

The property benefits from Economy 7 storage heaters.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that a 99 year lease was granted on the property from 1990.

MAINTENANCE CHARGES & GROUND RENT

A sum of £1,118.00 is payable per annum in respect of maintenance charges and ground rent. This is payable in quarterly instalments.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

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?

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?

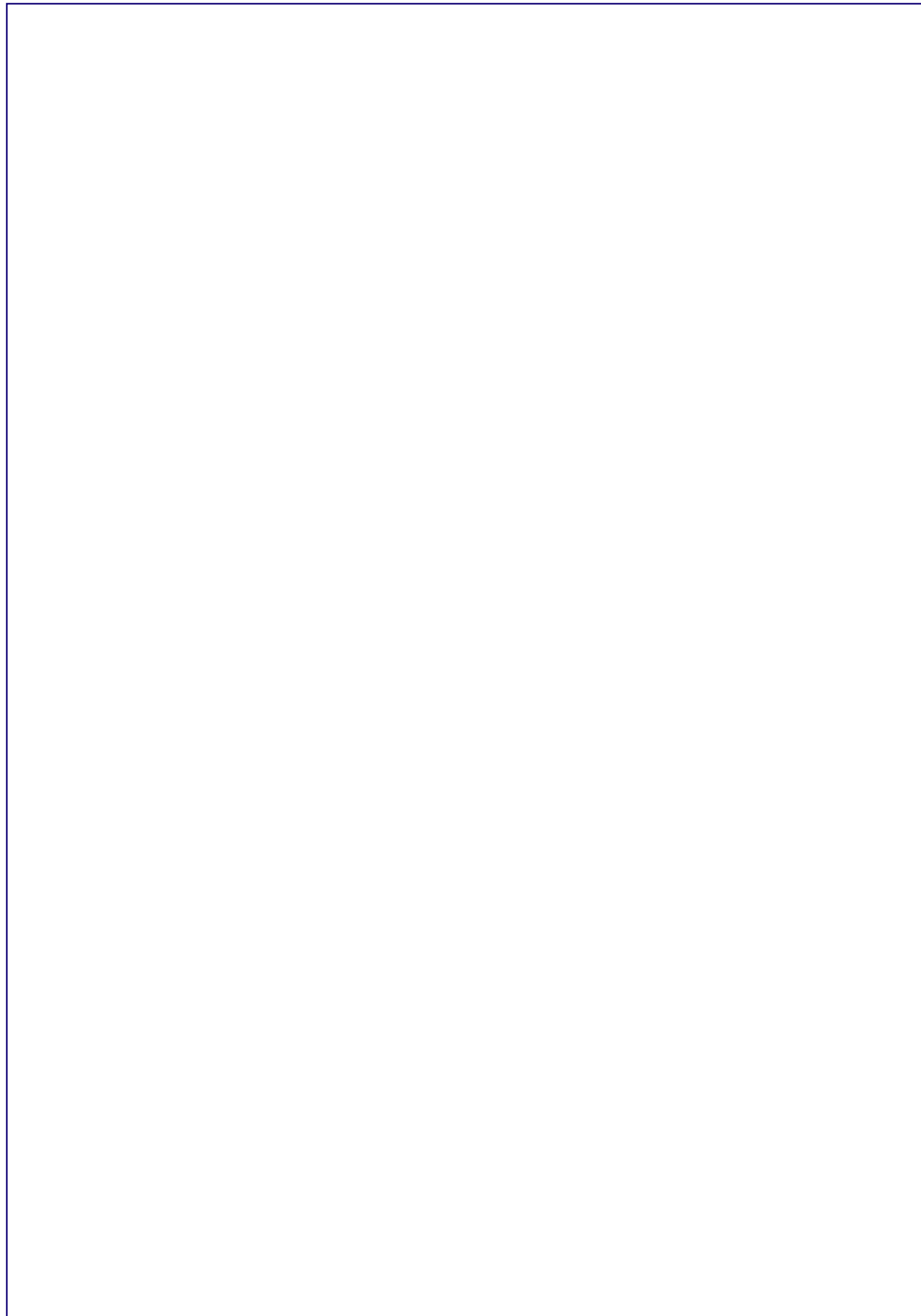
WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

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

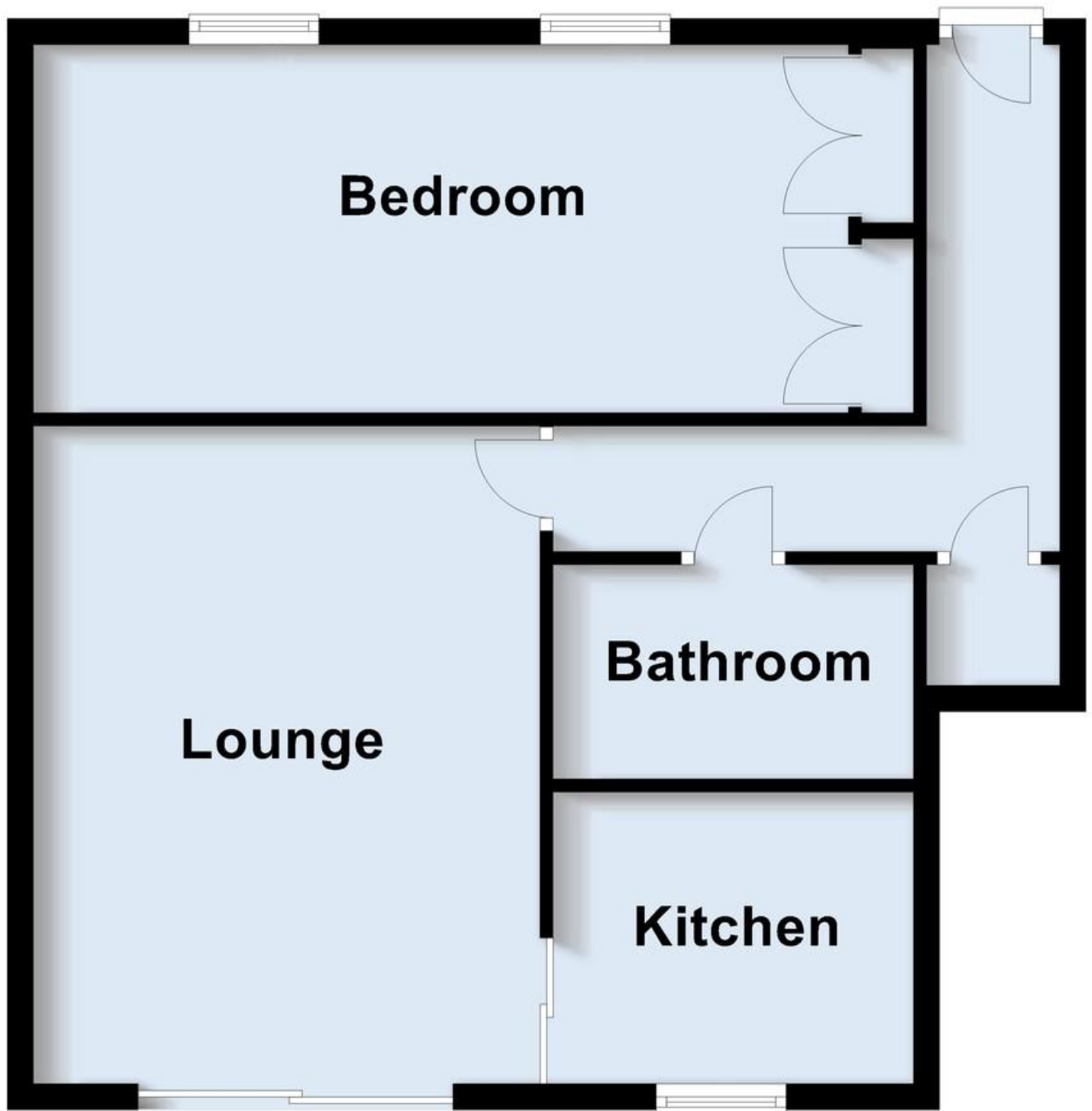
VIEWING

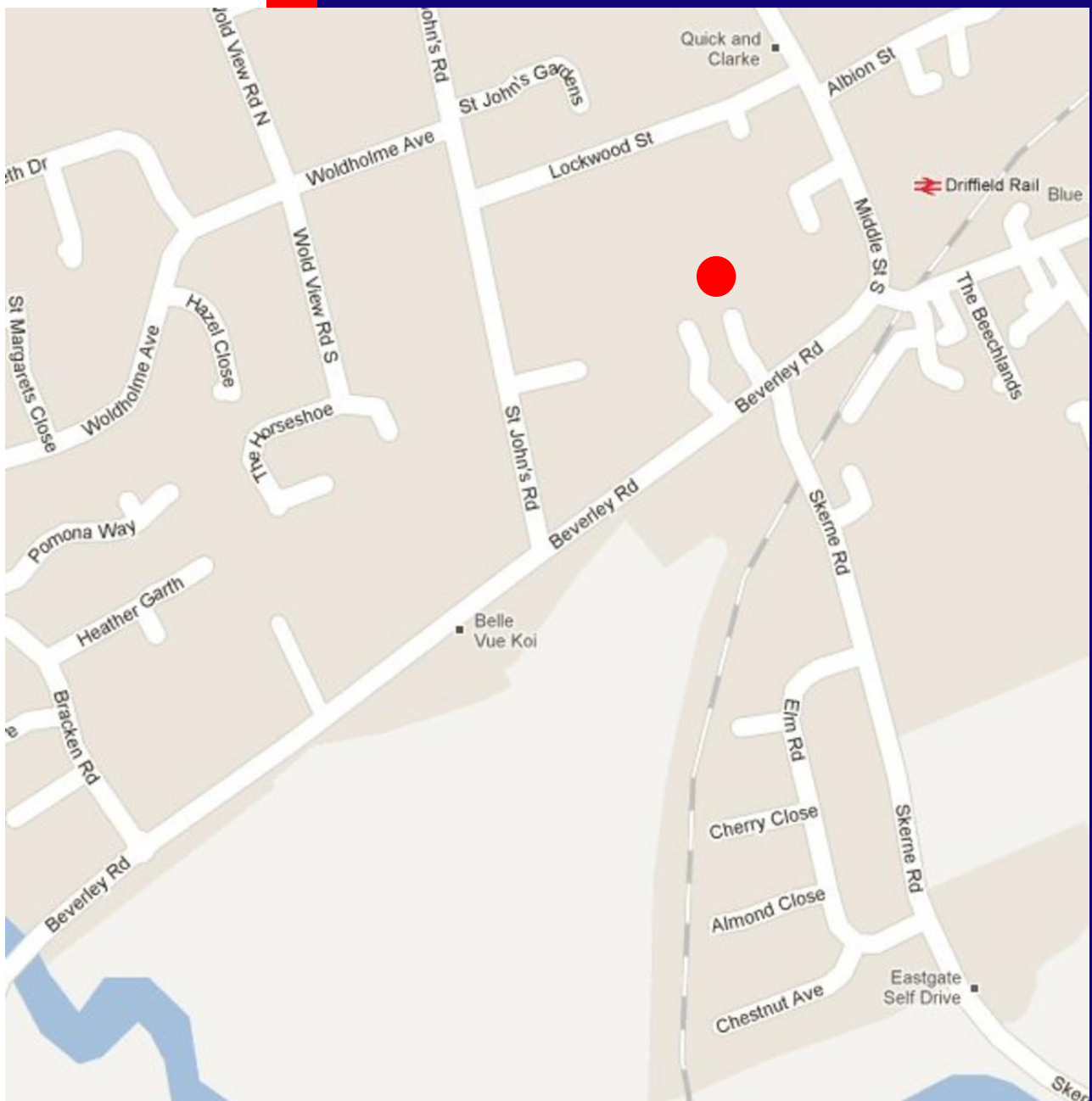
Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS



Ground Floor





■ **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