



■ **Ulllyotts** ■
Chartered Surveyors

1A The Terrace
Drifffield
YO25 5JA

Extremely spacious
Versatile layout
'Garden' flat

Parking
Small patio
Excellent value

Asking Price Of:
£97,500



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

1A The Terrace

Driffield

YO25 5JA



Offered for sale at a competitive price and providing a wealth of accommodation which is extremely spacious and would be of appeal to singles, couples or even landlords this is a super garden flat which includes dedicated offstreet parking as well as small patio area. Perhaps the superior dwelling within the whole building, having its own private entrance buyers should not dismiss this purely due to it being a 'flat', this property offers so much more.

The entrance leads into an especially spacious reception room which gives way to a kitchen, there is a dedicated lounge plus front facing master bedroom with bay window and additional 'dressing room' or even study. The accommodation is very versatile and could be remodelled in a variety of ways.

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.

ENTRANCE LOBBY

DINING ROOM

16' 6" x 13' 0" (5.04m x 3.97m)

With attractive stone flagged flooring, radiator and Open Plan into:



KITCHEN

7' 6" x 13' 8" (2.31m x 4.17m)

Again with the first floor and been fitted with a range of modern kitchen units featuring base and wall mounted cupboards together with drawers, stainless steel sink with base cupboard beneath, space and plumbing for automatic washing machine. Integrated electric oven and four ring gas hob with extractor over. Integrated fridge.



INNER HALL

With fitted laminate flooring. Radiator.

LOUNGE

12' 10" x 16' 3" (3.92m x 4.96m)

With rear facing window. Radiator.



BATHROOM

With suite in white comprising panelled bath having an electric shower over, pedestal wash basin and low level WC. Ceramic tiled floor. Chrome heated towel rail.

BEDROOM

16' 4" x 11' 7" (5m x 3.55m)

Including large front facing bay window onto Bridlington Road. Radiator and wood flooring.



STUDY/DRESSING ROOM

12' 6" x 8' 9" (3.83m x 2.68m)

Radiator. A useful space (no window) has a variety of potential uses or if the accommodation were to be reconfigured, could even enhance the size of what is the bedroom.



OUTSIDE

The property benefits from its own access, located to the rear of the property along with a small patio. There is a private parking space to the rear of the property.

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 uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

MAINTENANCE CHARGE

A monthly contribution is made to a maintenance fund to cover the cost of maintenance and upkeep of common parts along with buildings insurance. This is currently set at (to be confirmed)

SERVICES

All mains services are available at the property.

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) 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 (TBC)

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

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.

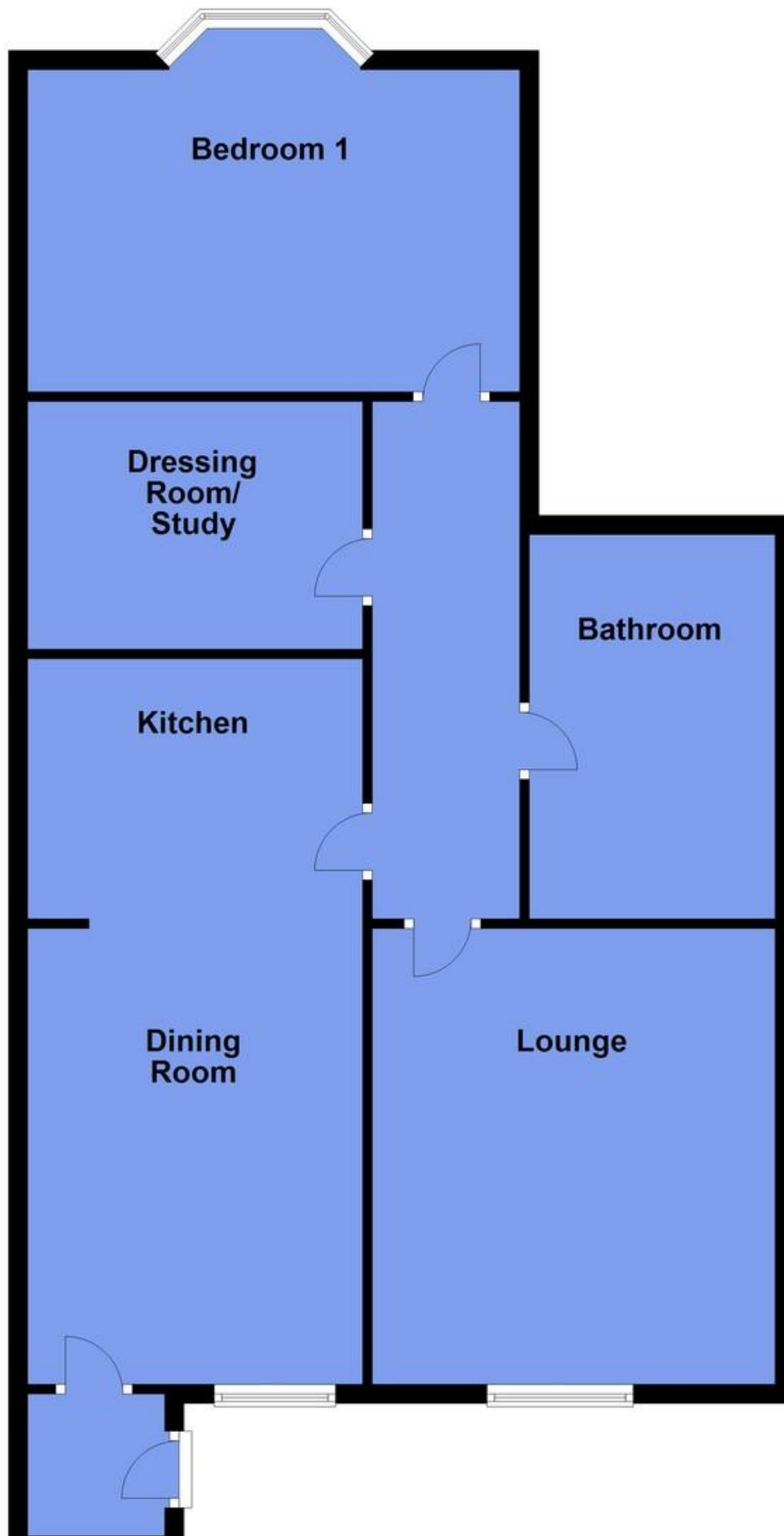
Floor plans are for illustrative purposes only.

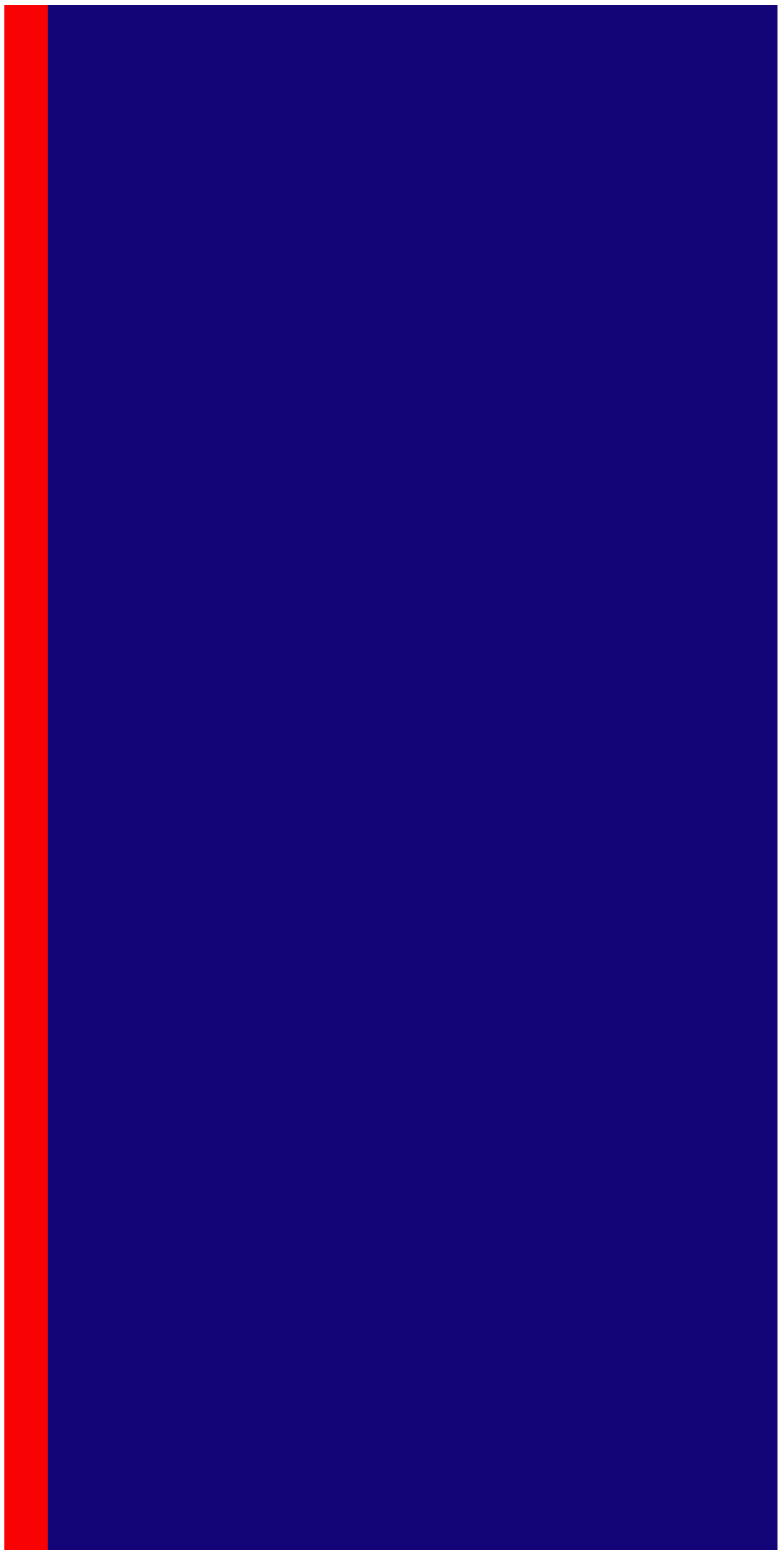
VIEWING

Strictly by appointment (01377) 253456 or
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Regulated by RICS

Ground Floor





■ **Ulllyotts** ■

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