



Ulllyotts
Chartered Surveyors

**3 Riverhead
Driffield
YO25 6NX**

In need of general upgrading Small cellar
3 Bedrooms Close to town centre
2 Reception Rooms Character home

Asking price: £127,500



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3 Riverhead

Driffield

YO25 6NX



Located within a sought after area of Driffield within convenient access of the railway station and town centre thoroughfare, this is an opportunity to purchase a substantial period residence, in need of general upgrading and create a delightful home with character features not found within its modern counterpart.. The accommodation includes two substantial reception rooms plus kitchen and three bedrooms arranged over the first and second floor. To the rear is an enclosed area of garden. There is also a small cellar.

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 HALL

With staircase to the first floor leading off and side door to the passage. Radiator, access to small cellar.

SITTING ROOM

14' 2" x 11' 10" (4.34m x 3.61m)

With built-in shelving to alcove.



LIVING ROOM/DINING ROOM

10' 0" x 9' 8" (3.07m x 2.97m)

With feature Yorkshire range. Built in cupboards to alcove, beam to ceiling, radiator.



KITCHEN

9' 8" x 8' 9" (2.97m x 2.69m)

With fitted range of kitchen units including stainless steel sink with this company together with further base and wall mounted cupboards. Space and plumbing for automatic washing machine. Radiator.



FIRST FLOOR

LANDING



BEDROOM 1

11' 10" x 11' 6" (3.63m x 3.51m)

Built in storage cupboard. Radiator.



BEDROOM 2

11' 6" x 10' 0" (3.51m x 3.07m)

With built in cupboard housing central heating boiler. Radiator.



BATHROOM

Comprising white panelled bath with shower over, pedestal wash basin low-level WC. Radiator.



SECOND FLOOR BEDROOM 3

16' 4" x 15' 1" (4.98m x 4.62m)

And attractive upper floor room with sloping ceilings and Velux style windows.



OUTSIDE

The property is built flush to the pavement. There is a useful side passage which leads to the rear where there are two areas of garden, one being an enclosed yard, the other, an elevated, planted garden.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

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

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

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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.

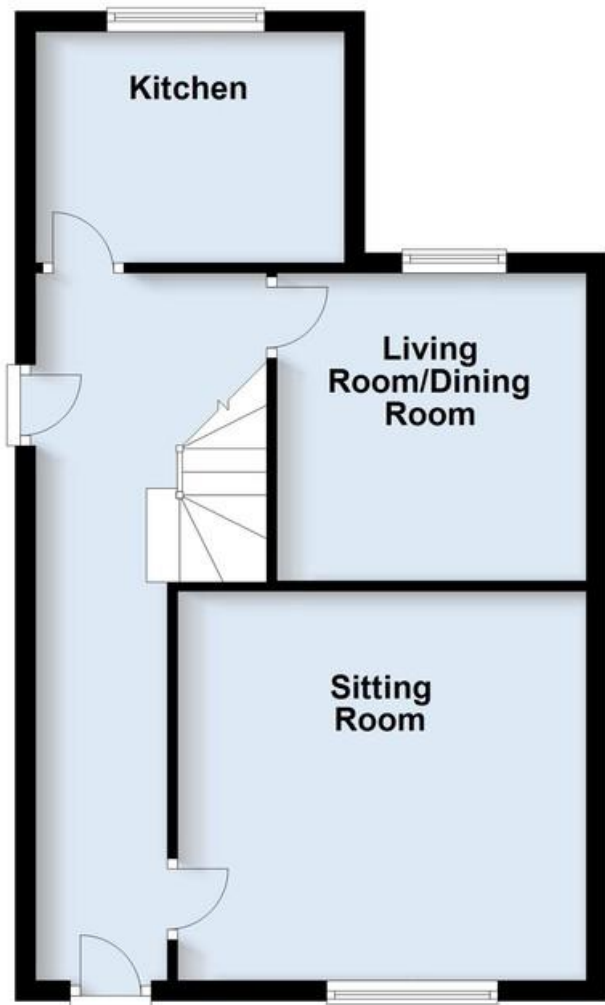
Floor plans are for illustrative purposes only.

VIEWING

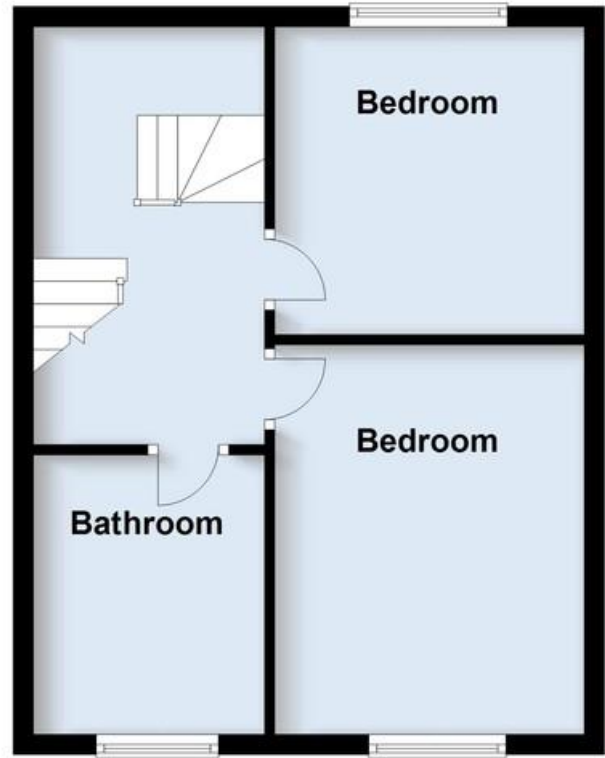
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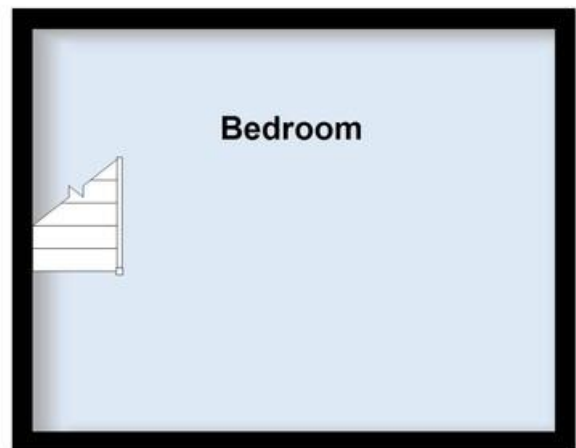
Ground Floor

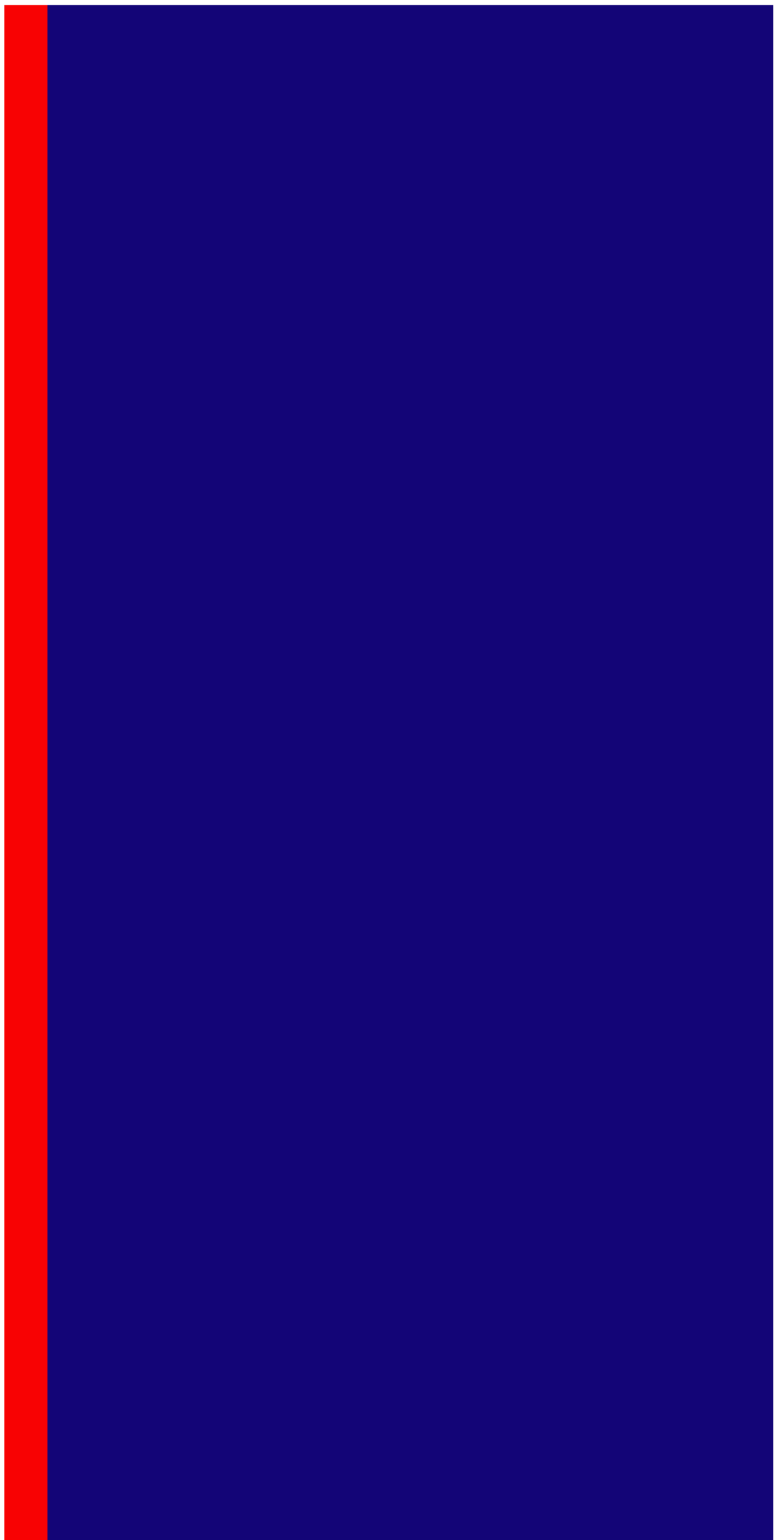


First Floor



Second Floor







64 Middle Street South, Driffield, YO25 6QG

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



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