



**Ulllyotts**  
Chartered Surveyors

**23 Adelphi Street  
Driffield  
YO25 6RF**

Close to town centre  
Competitively priced  
Two bedrooms

Starter or investment property  
Gas central heating  
Double glazing

**Asking Price Of:  
£85,000**



01377 253456

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

[sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

# ■ Ulyotts ■



## Estate Agents

Market leaders in the area.



## Property letting and management

Five star service.



### Auctions

Online property auctions



### Insurance Brokers

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

Authorised and Regulated by the Financial Conduct Authority.



# WHAT'S YOURS WORTH?

**NEVER BEATEN ON FEES.**

[www.ulyotts.co.uk](http://www.ulyotts.co.uk)

**DRIFFIELD**  
Tel. 01377 253456

**BRIDLINGTON**  
Tel. 01262 401401

**PROPERTY PROFESSIONALS SINCE 1891**

# 23 Adelphi Street

Driffield

YO25 6RF



Located within a very short walk of the town centre thoroughfare this is a competitively priced starter or investment property which includes two bedrooms as well as lounge, kitchen and ground floor bathroom. The property also boasts the added attraction of an enclosed patio style garden to the rear plus brick built outhouse. Benefitting from central heating and double glazing throughout, this represents excellent value for money and a great opportunity to take that all important first step onto the property ladder or residential investment.

## 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

### LOUNGE

11' 10" x 10' 2" (3.61m x 3.11m)

With feature open fire and traditional style fireplace.

Fitted laminate flooring. Radiator.



### KITCHEN

12' 0" x 6' 3" (3.66m x 1.93m)

Fitted with a range of modern kitchen units arranged on three walls including base and wall mounted cupboards along with drawers.

Space and provision for an electric cooker, inset stainless steel sink with base cupboard beneath.

Space and plumbing for automatic washing machine. Radiator.



Staircase leading off having useful storage beneath.



### REAR LOBBY

### BATHROOM

With suite comprising panelled bath, pedestal wash basin and low level WC, fully tiled walls and floor plus heated towel rail.



### FIRST FLOOR

### BEDROOM 1 11' 10" x 10' 2" (3.63m x 3.11m)

A front facing room.



### BEDROOM 2

9' 3" x 6' 5" (2.82m x 1.98m)

With built-in double cupboard having sliding doors and housing gas fired boiler. Radiator.



### OUTSIDE

The property is built flush to the pavement. There is a pedestrian right-of-way leading to the rear.

Immediately to the rear of the property is a small yard and this gives way to a further area of patio.

There is also a useful brick built outhouse.



### 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 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 (TBC).

## **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

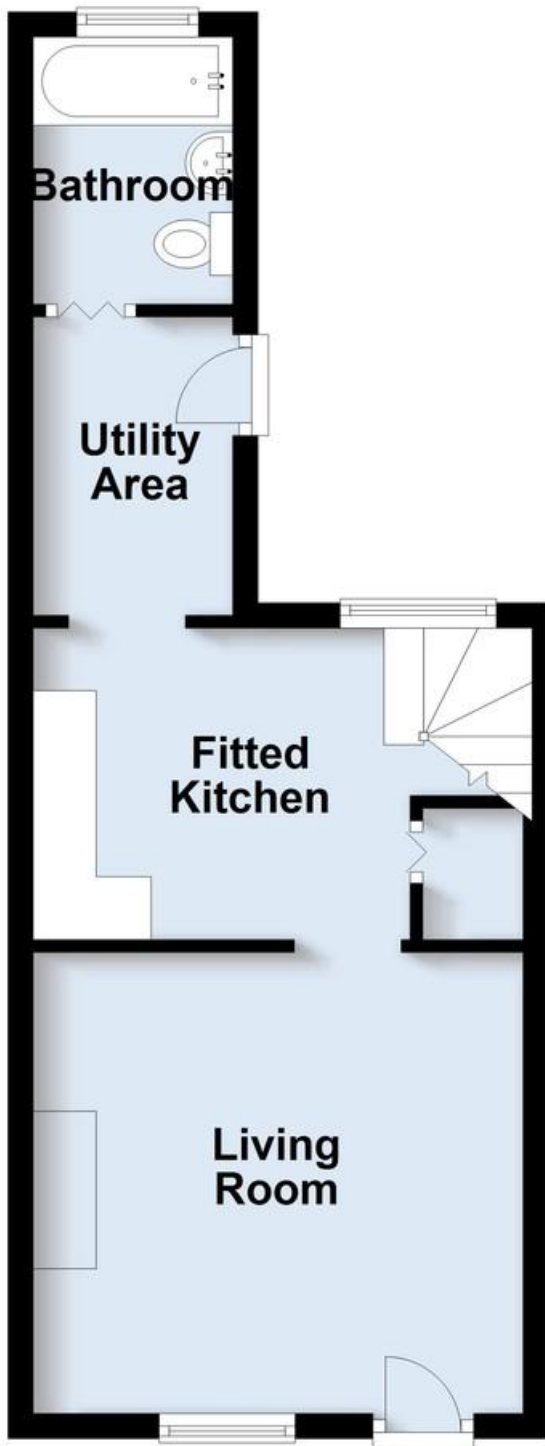
\*by any local agent offering the same level of service.

## **VIEWING**

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

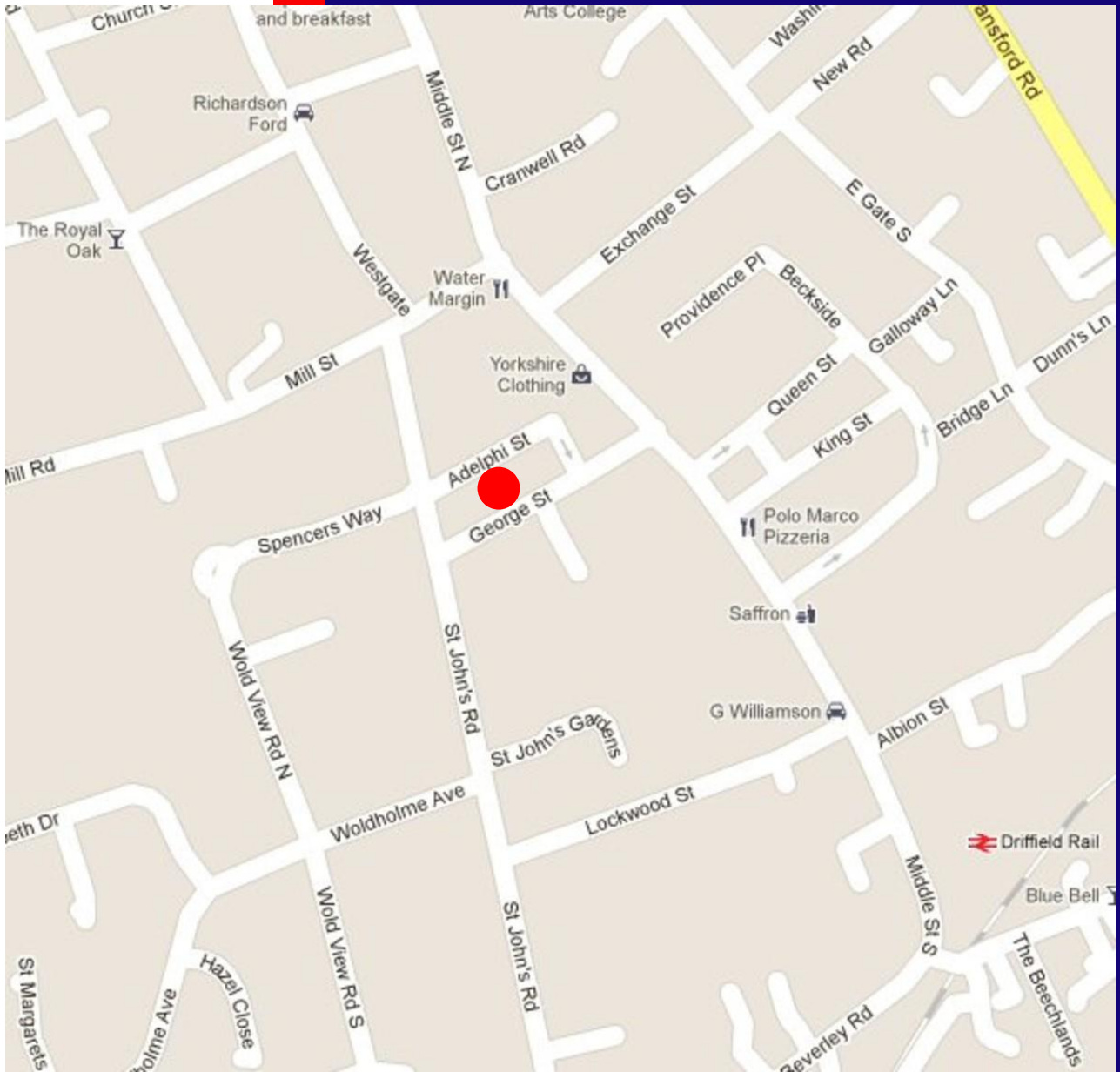
Regulated by RICS

## Ground Floor



## First Floor







**64 Middle Street South, Driffield, YO25 6QG**

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



[www.ullyotts.co.uk](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)