



12 Downe Street
Drifffield

YO25 6DX

ASKING PRICE OF

£155,000

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■

EST 1891

01377 253456



Garden



3



1



1



On Road
Parking



Gas Central Heating

12 Downe Street, Driffield, YO25 6DX

Attractively set back from the road behind its own front forecourt and having the distinct feature of a private and enclosed rear garden served by a side passage.

The accommodation itself has been fully re-decorated and benefits from new floor coverings with accommodation that includes front facing lounge, kitchen and ground floor bathroom along with two first floor bedrooms plus additional attic bedroom.

'Downe Street' is in a particular attractive setting within convenient access of the town centre and local schools and this property benefits from central heating as well as double glazing.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Kitchen



Kitchen



Lobby

Accommodation

ENTRANCE INTO:

LOUNGE

11' 10" x 10' 11" (3.63m x 3.35m)

With original bay window frontage. feature fire set in to chimney breast, radiator.

KITCHEN

3.37' 3.63" (0.99m)

Fitted along two walls with a range of traditionally styled kitchen units finished with doors in a medium oak effect, inset one half bowl sink with single drainer and integrated appliances including electric hob with extractor over and electric oven plus fridge and freezer. Space and plumbing for automatic washing machine. Radiator.

LOBBY

With access to the rear.

BATHROOM

With suite comprising panelled bath having a shower over and glass side panel, low level WC and vanity style wash basin. Fully tiled to walls, part tiling elsewhere. Radiator.

FIRST FLOOR

BEDROOM 1

11' 11" x 10' 11" (3.65m x 3.33m)

With front facing window and radiator.

BEDROOM 2

11' 1" x 9' 10" (3.38m x 3m)

With rear facing window and radiator.

SECOND FLOOR

ATTIC/BEDROOM 3

11' 2" x 10' 9" (3.41m x 3.3m)

With sloping ceilings and radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt. There is a side passage which serves this and the adjacent house only. As such, the garden is totally enclosed and privatised by fencing and walling.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 73 square metres.



Bathroom



Bedroom



Bedroom



Attic/Bedroom

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 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 A.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



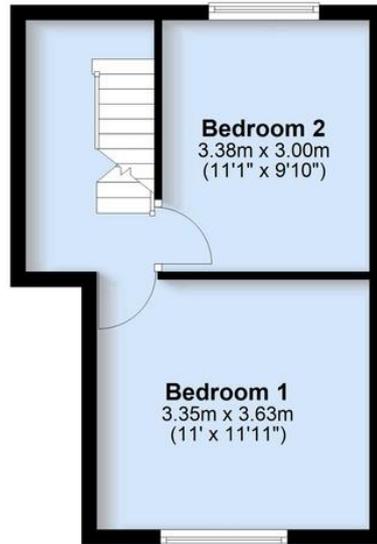
Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 73 sq m

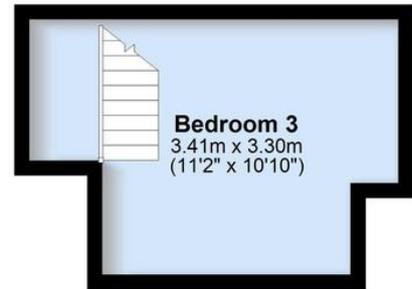
Ground Floor



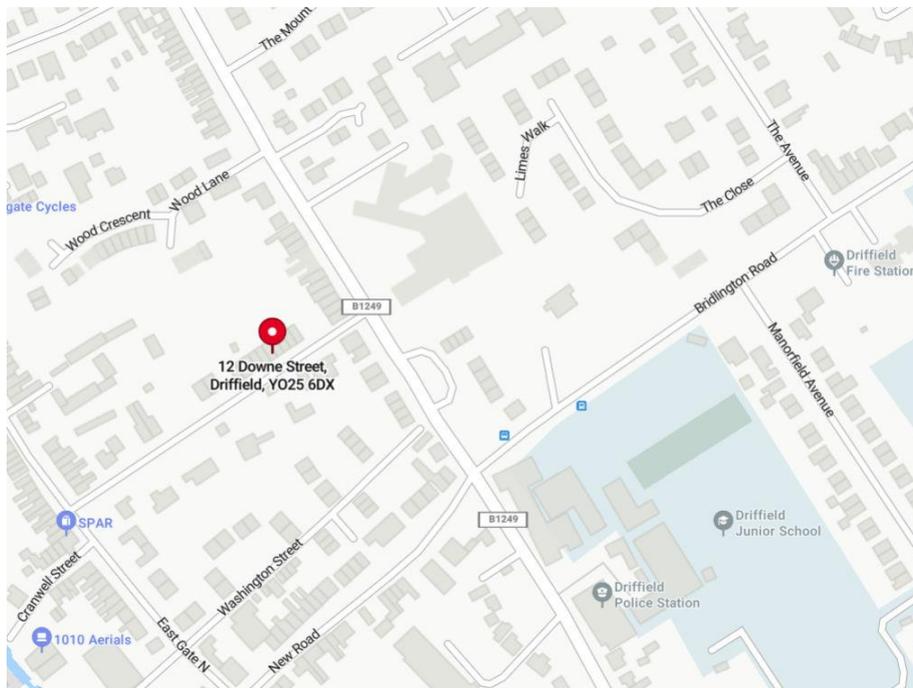
First Floor



Second Floor



12 Downe Street, Driffield



Why Choose Ulllyotts?



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EST 1891



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