



27 York Road
Drifffield
YO25 5AY

ASKING PRICE OF

£220,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 3
  2
  1
  Single Garage
  Gas Central Heating

27 York Road, Driffield, YO25 5AY

A property which is BEAUTIFULLY PRESENTED throughout having undergone a comprehensive programme of modernisation and improvement since purchased by the vendor. The result is a quite superb semi-detached house which, not only offers front vehicle access but also has an additional vehicle access to the rear (from Orchard Close) along with a single garage.

The accommodation on offer includes entrance hall with useful ground floor WC, lounge and dedicated dining room, fitted kitchen and separate utility room. The first floor offers three bedrooms along with house bathroom.

To the rear of the property is a good sized expanse of garden which includes a paved patio along with the aforementioned garage.

In summary, this is a quite superb semi-detached house in a popular residential area of town, ideal for families, first time buyers or indeed many other types of buyer.

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.



Cloakroom/WC



Lounge



Lounge



Dining Room

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

With low level WC and bracket wash hand basin.

LOUNGE

12' 0" x 11' 8" (3.68m x 3.57m)

With front facing bay window and feature log burning stove within an attractive fire surround. Coved ceiling. Radiator.

Opening into:

DINING ROOM

12' 8" x 12' 0" (3.88m x 3.68m)

With coved ceiling and double panelled radiator. The window offers borrowed light from the utility space.

KITCHEN

15' 10" x 5' 9" (4.84m x 1.77m)

Extensively fitted with a modern range of kitchen units including base and wall mounted cupboards along with co-ordinating worktops, inset one and a half bowl stainless steel sink with base cupboard beneath. Integrated appliances include dishwasher and fridge freezer. Space and provision for

a 'Range' style cooker. Wine rack. Radiator.

UTILITY ROOM

9' 3" x 9' 0" (2.82m x 2.75m)

With stainless steel sink, plumbing for automatic washing machine and ceramic tiled floor. Door leading to the rear.

FIRST FLOOR

LANDING

BATHROOM

With freestanding bath and Quadrant shower enclosure, low level WC and pedestal wash hand basin. Radiator.

BEDROOM 1

11' 10" x 11' 9" (3.61m x 3.60m)

With front facing window. Radiator.

BEDROOM 2

12' 7" x 12' 0" (3.85m x 3.68m)

Rear facing window. Radiator.



Kitchen



Kitchen



Utility Room



Landing

BEDROOM 3

8' 2" x 6' 3" (2.50m x 1.92m)

With front facing window. Radiator.

OUTSIDE

The property stands back from the roadside behind an extensive area of paved forecourt which provides off-street parking. To the rear is an extensive area of patio along with a garden which is predominantly lawned and also includes useful outbuildings including timber shed and attractive summerhouse. There is also a further garage with vehicle access leading off Orchard Close to the rear.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 99 square metres.

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 C.

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



Bathroom



Bedroom



Bedroom



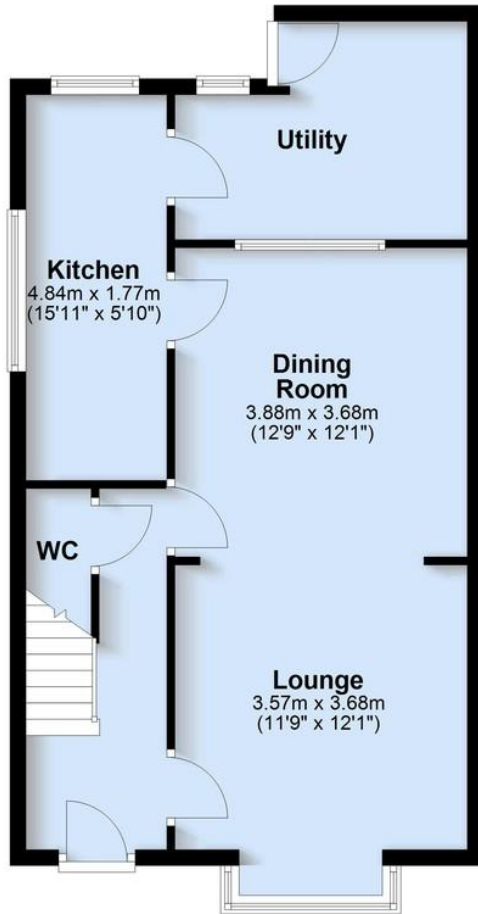
Bedroom



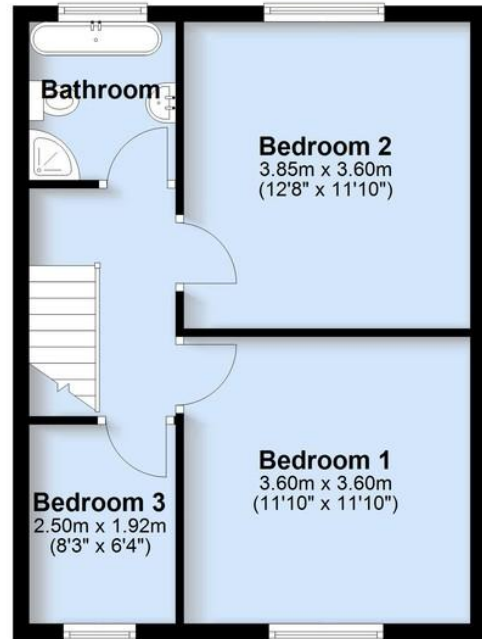
Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 99 sq m

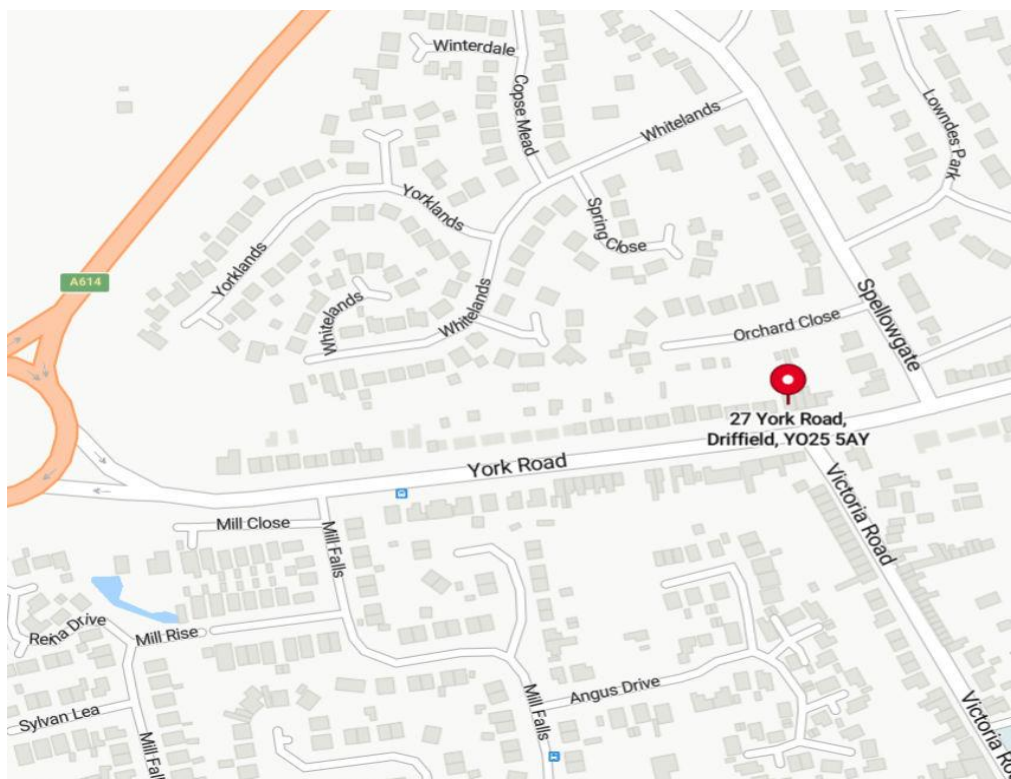
Ground Floor



First Floor



27 York Road, Driffield



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations