



4 Fawcett Gardens  
Driffield  
YO25 5NR

ASKING PRICE OF

**£90,000**

2 Bedroom First Floor Flat

■ **Ulllyotts** ■  
EST 1891

01377 253456



Kitchen



Off Road  
Parking



Electric Heating

## 4 Fawcett Gardens, Driffield, YO25 5NR

**Located within a well-managed modern development** conveniently situated for access to the town centre and benefitting from off-street parking, this is a competitively priced, self-contained apartment, ideal as an investment, first home or simply for those who require easily maintained accommodation who do not want to compromise too much on space.

Indeed, the property offers a good range of accommodation which, part of the corner of this development, features some interesting irregular shaped rooms. The accommodation includes dedicated lounge with views onto Wansford Road, master bedroom with built-in storage and second bedroom or office plus, fitted kitchen and bathroom.

**There is dedicated off-street parking nearby with this property having one parking space.**

Access into Driffield town centre is relatively quick via Eastgate South and Albion Street which take you directly onto Middle Street South.

### LOCATION

#### 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



Bedroom 1



Bedroom 1



Bedroom 2

## Accommodation

### MAIN ENTRANCE

Communal access from Wansford Road to the staircase which leads to Number 4 Fawcett Gardens.

### ENTRANCE LOBBY

A relatively spacious entrance to the property giving access to every other room and featuring a storage cupboard.

### LOUNGE

13' 11" x 8' 10" (4.25m x 2.71m)

With window directly onto Fawcett Gardens. Electric heater.

### KITCHEN

13' 1" x 7' 2" (4m x 2.2m)

Well fitted with a range of traditionally styled kitchen units including base and wall mounted cupboards along with worktops and integrated appliances including electric oven and hob with extractor over, space and plumbing for automatic washing machine and space for a refrigerator. Inset sink and wall hung electric heater.

### BEDROOM 1

10' 6" x 11' 5" (3.21m x 3.5m)

An irregular shaped room featuring electric heater, dual aspect windows and built-in storage cupboard.

### BEDROOM 2

10' 8" x 6' 0" (3.26m x 1.84m)

With an electric heater.

### BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low-level WC.

### OUTSIDE

The main building fronts directly onto Wansford Road and Fawcett Gardens.

There is dedicated parking available in the nearby parking area.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 56 square metres.

### CENTRAL HEATING

The property benefits from electric heating. Domestic hot water is provided by the immersion heater.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## TENURE

We understand that the property is Leasehold and is offered with vacant possession upon completion.

## SERVICE CHARGE

To be confirmed.

## GROUND RENT

To be confirmed.

## 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

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

## 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.

## WHAT'S YOURS WORTH?

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

## VIEWING

Strictly by appointment with Ulllyotts.

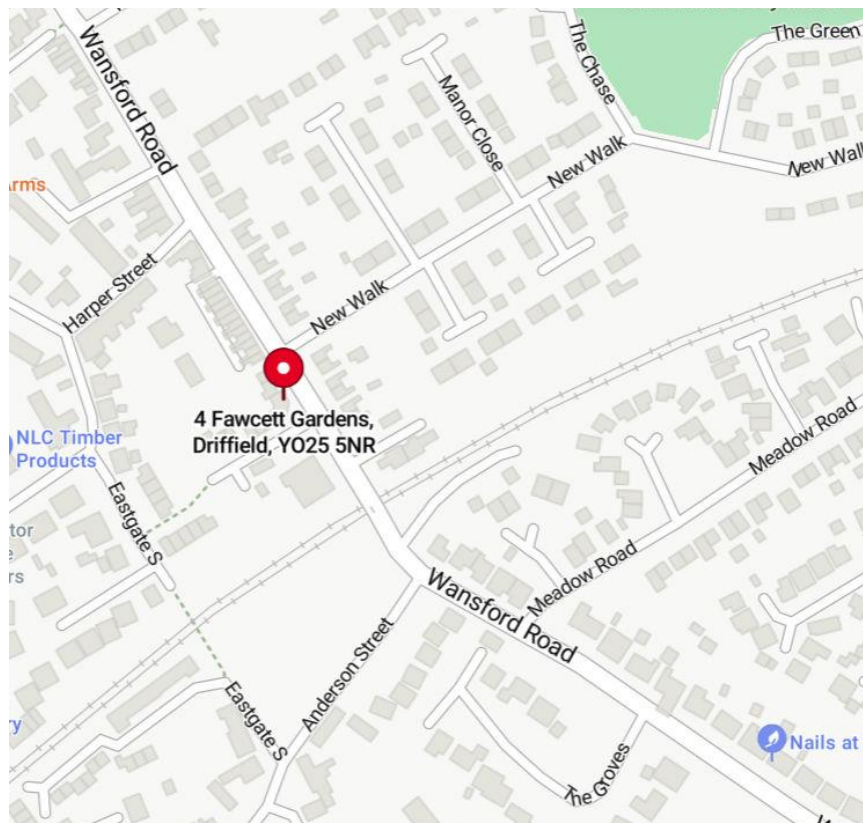
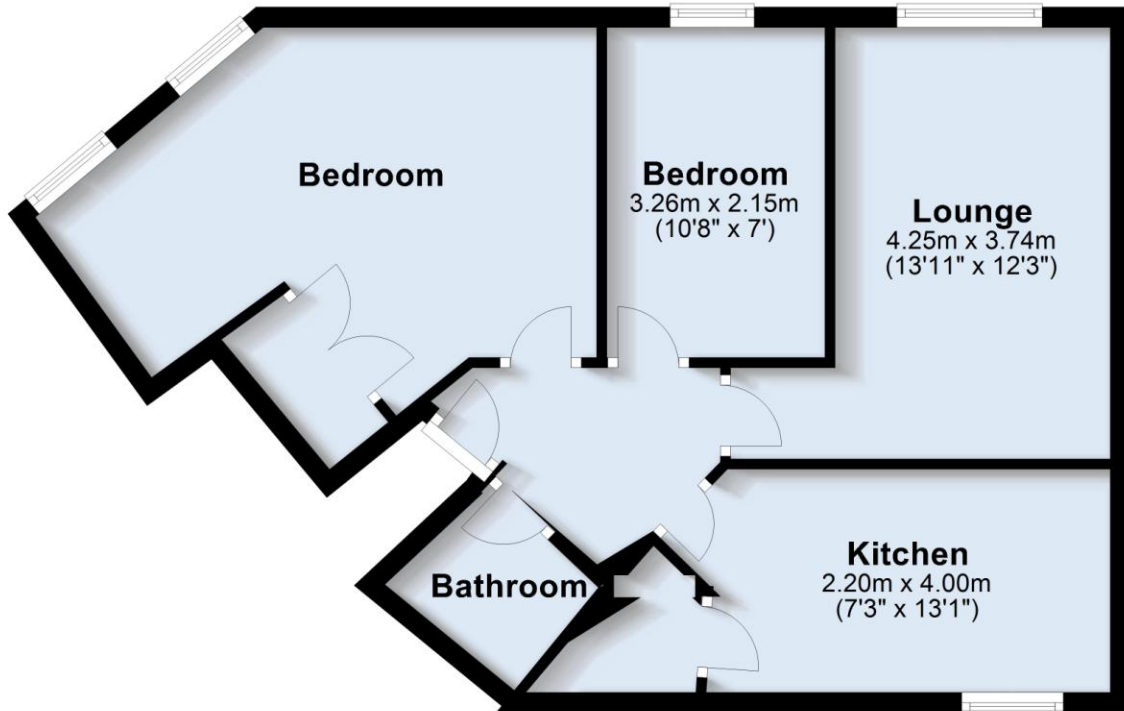
Regulated by RICS



Bathroom

The stated EPC floor area, (which may exclude conservatories),  
is approximately 56 sq m

### Ground Floor





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