



'Bucklea'
Eastgate South
Driffield, YO25 6LW

ASKING PRICE OF

£190,000

2 bedroom mid terrace house

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



2



1



1



Off Road
Parking



Gas Central Heating

'Bucklea', Eastgate South, Driffield, YO25 6LW

With a beautifully appointed contemporary interior, rear vehicular access and being an especially short walk from the town centre, this is a very rare find indeed!

'Bucklea' stands on an elevated plot, set back from the road behind its front forecourt which itself has a westerly aspect. The interior of the property has been comprehensively overhauled by the seller, the result being a very stylish interior, having a lounge complete with media wall, well fitted kitchen and bathrooms plus two good-sized bedrooms.

A hidden aspect of the property is that it has its own vehicle access to the rear which includes parking spaces, rarely found so close to the town centre!

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.



Kitchen



Landing



Bedroom 1



Bedroom 1

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor and further interior door which leads into:

LOUNGE

14' 0" x 12' 0" (4.29m x 3.66m)

With front facing window and feature media wall with provision for housing a large flatscreen TV plus incorporating a contemporary electric fire. Built in under stairs storage cupboard. Radiator.

BREAKFAST KITCHEN

15' 0" x 9' 5" (4.59m x 2.89m)

Extensively fitted with a contemporary range of kitchen units including base cupboards along with wall mounted cupboards and co-ordinating worktops. Inset ceramic sink plus integrated appliances which include electric oven and hob with extractor over. Space and plumbing for automatic washing machine. Double panelled radiator. French doors leading onto the rear garden.

FIRST FLOOR

BEDROOM 1

13' 4" x 9' 7" (4.08m x 2.94m)

With extensive range of wardrobes along one wall, contemporary panelled walls and front facing window. Radiator.

BEDROOM 2

13' 2" x 7' 10" (4.03m x 2.39m)

With fitted wardrobes along one wall and dual rear facing windows. Radiator.

BATHROOM

With contemporary suite comprising low-level WC, wash basin and panelled bath having a shower over. Heated towel radiator.

OUTSIDE

The property stands back from the road behind an area of front forecourt garden which is accessed via steps from the footpath. To the rear of the property is an expanse of garden where there is rear vehicle access off Eastgate South and this leads to two parking spaces, side by side.



Bedroom 2

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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

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.



Bathroom



Rear

WHAT'S YOURS WORTH?

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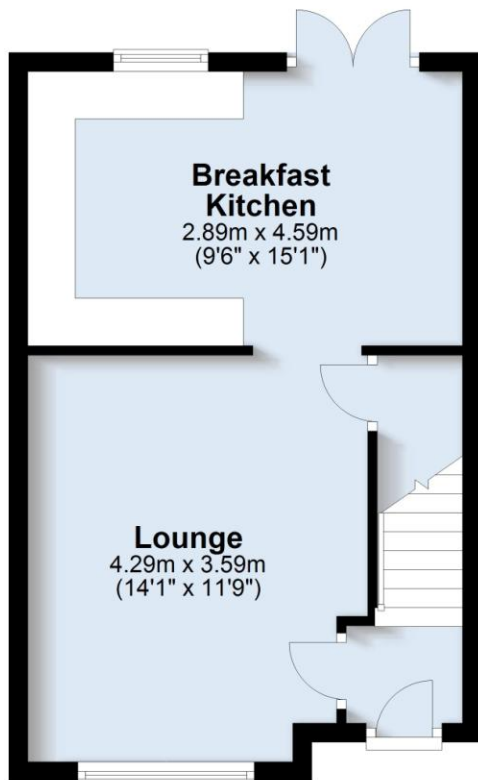
VIEWING

Strictly by appointment with Ulllyotts.

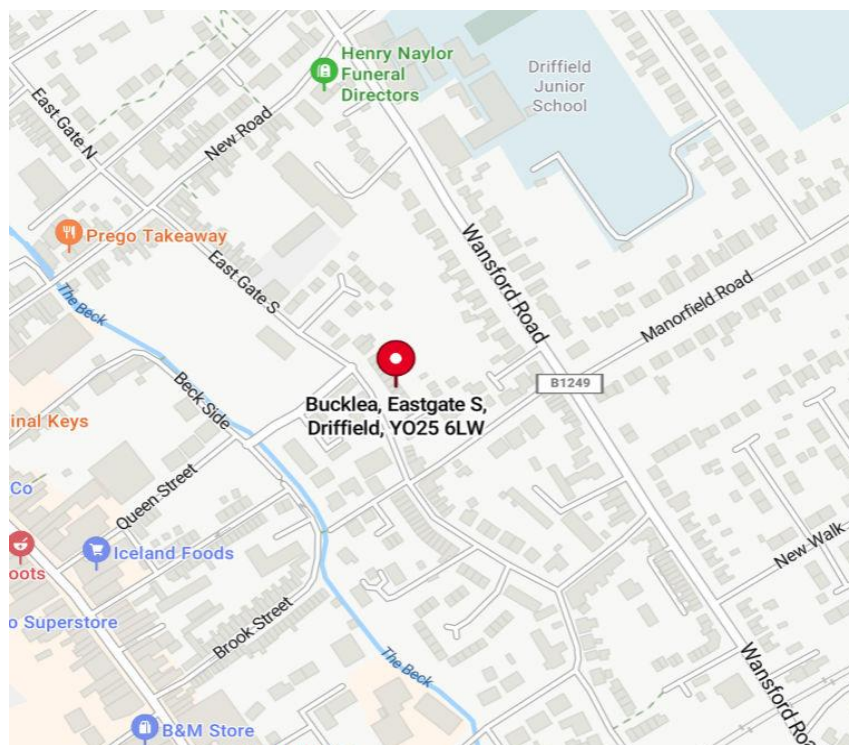
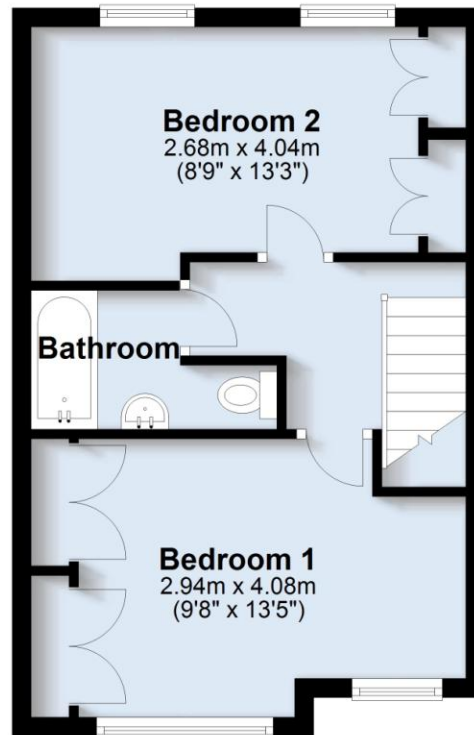
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 64 sq m

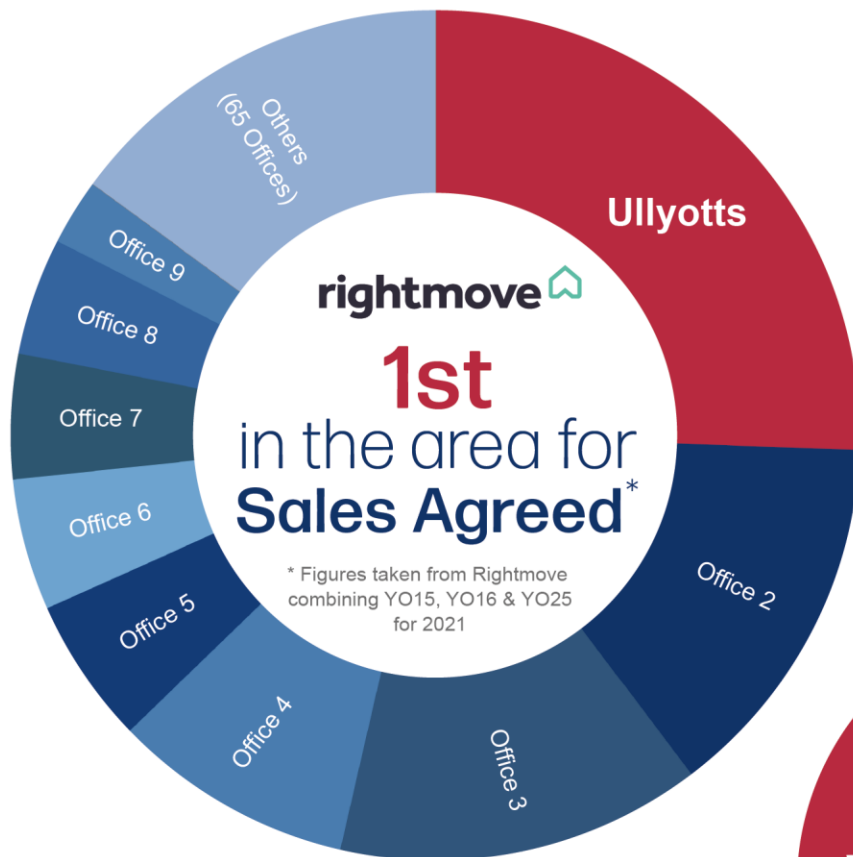
Ground Floor



First Floor



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■ Ulllyotts ■

EST 1891



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