



1 Adelphi Street  
Drifffield  
YO25 6RF

ASKING PRICE OF

**£130,000**

2 Bedroom End Terrace House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge

 2
  1
  1
  On Road Parking
  Gas Central Heating

## 1 Adelphi Street, Drifffield, YO25 6RF

A very individual end of terrace house, characterised by several features. The first being a substantial duplex outbuilding which offers a variety of uses and is currently used as a home bar and entertainment space by the seller along with substantial storage on the first floor. The property benefits from a private rear yard and is within convenient access of the town centre.

The accommodation is well appointed throughout, the property having been subject to a programme of modernisation in its recent past, and comprises two ground floor reception rooms, kitchen with direct access onto the rear yard, two first floor bedrooms along with bathroom plus third bedroom within the roof void.

This is more than just any end of terrace house given the useful nature of the outbuilding and added to that, access to the rear is via a passage which simply serves the subject property and its neighbour with no pedestrian access for any other party, as such, the yard is private and secure.

### DRIFFIELD

Drifffield 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



Dining Area



kitchen



Kitchen

## Accommodation

### ENTRANCE INTO:

#### LOUNGE

11' 1" x 10' 9" (3.38m x 3.3m)

With a front facing window and contemporary style wood effect fire surround having an electric fire in situ. Radiator.

#### DNING AREA

11' 1" x 11' 1" (3.4m x 3.38m)

With staircase leading off to the first floor. Radiator.

Built in under stairs storage cupboard and door leading into:

#### KITCHEN

11' 1" x 7' 11" (3.38m x 2.42m)

With fitted range of modern style kitchen cupboards finished with maple effect doors including base and wall mounted units. Inset stainless steel sink with base cupboard beneath. Space and plumbing for automatic washing machine. Door leading to the exterior.

### FIRST FLOOR

#### BEDROOM 1

10' 9" x 10' 0" (3.28m x 3.05m)

With cast-iron Victorian fireplace. Radiator.

#### BEDROOM 2

11' 3" x 11' 1" (3.43m x 3.4m)

Access via staircase leading to the attic. Radiator.

#### BATHROOM

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

#### ATTIC ROOM

9' 6" x 9' 4" (2.9m x 2.87m)

With Velux style rooflights and built-in storage cupboard.

#### OUTSIDE

The property stands flush to the pavement. There is a side passage which serves this property and its neighbour only and leads to the rear where there is an enclosed are of courtyard.

There is also a very useful brick built duplex outbuilding, the vendor currently utilises the ground floor as a bar/home entertainment area and a removable ladder gives access to the first floor which can be used for storage.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 65 square metres.





Bedroom



Victorian fireplace



Bedroom



Bathroom

### 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

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rating D.

### 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





Attic Room



Rear Elevation



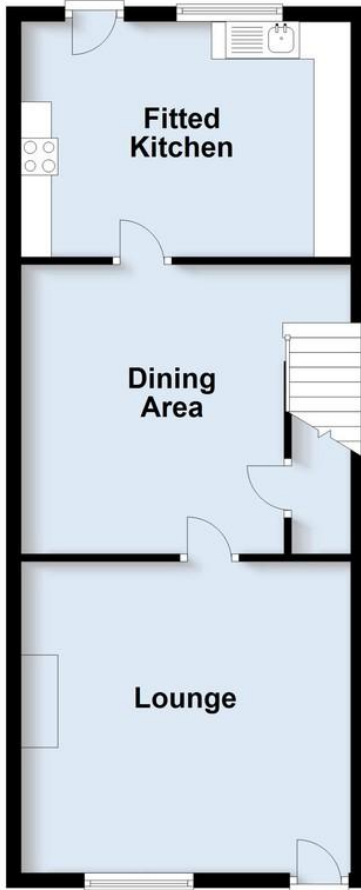
Outbuilding



The stated EPC floor area, (which may exclude conservatories),  
is approximately 65 sq m

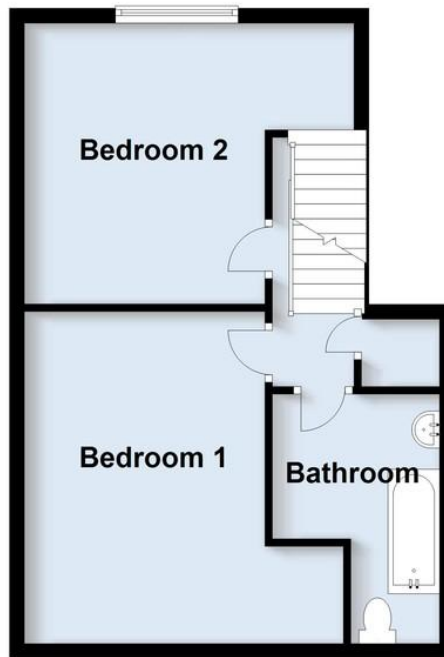
### Ground Floor

Approx. 553.8 sq. feet



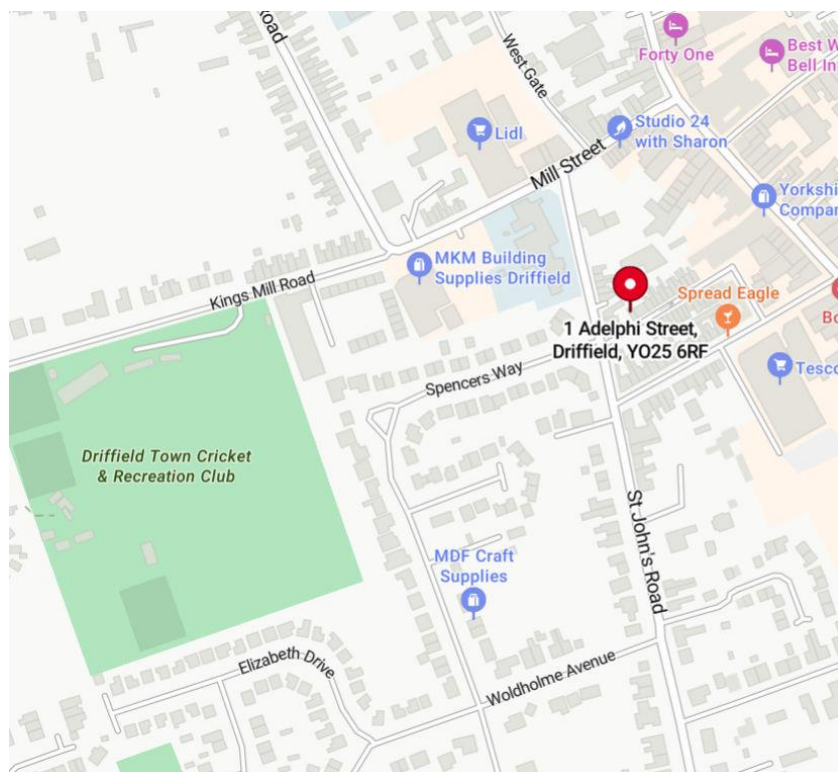
### First Floor

Approx. 458.3 sq. feet

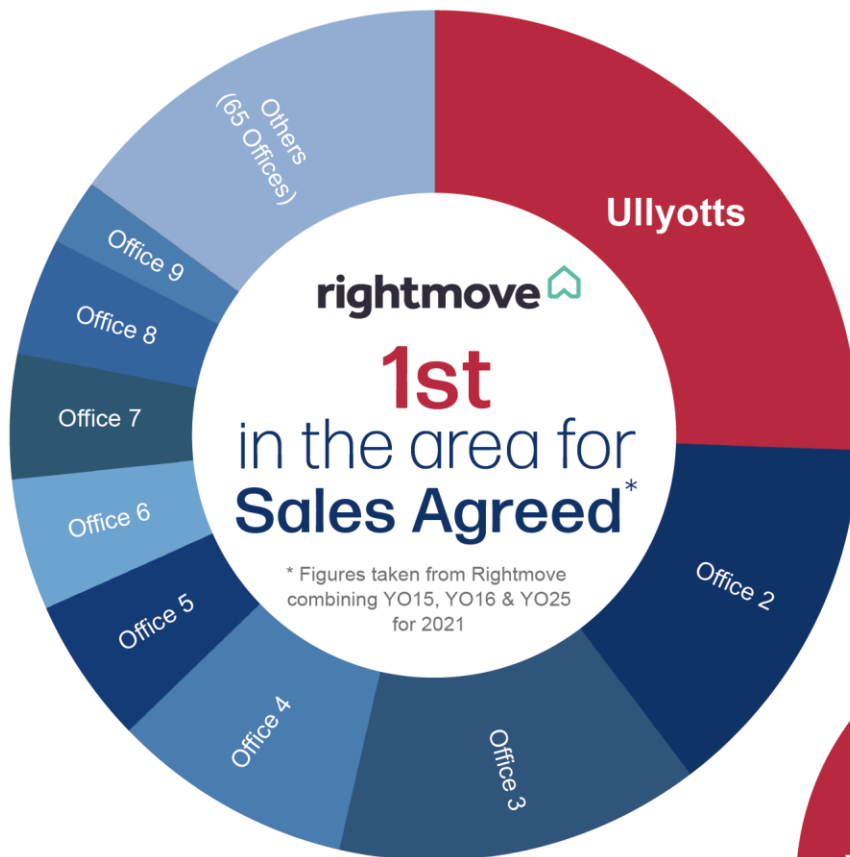


### Second Floor

Approx. 144.6 sq. feet



# Why Choose Ulllyotts?



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# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



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

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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