



38 The Mount  
Driffield  
YO25 5JW

ASKING PRICE OF

**£255,000**

4 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation

 4
  2
  1
  Off Road Parking
  Gas Central Heating

## 38 The Mount, Driffield, YO25 5JW

Quite simply, this is a perfect family home benefitting greatly from a side and rear extension that hugely enhances the already spacious living space.

Indeed, the property now provides more versatility with lounge and separated dining area on the ground floor plus fitted kitchen and additional useful utility room leading off. The first floor includes the original three bedrooms plus bathroom and extension which comprises two separate rooms that could be master bedroom with dressing room or study or even two separate bedrooms themselves.

There is vehicle access and parking plus single integrated garage. To the rear of the property is a good sized expanse of garden.

### 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.





Entrance Hall



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor. Built-in understairs storage cupboard and wooden flooring. Double panelled radiator.

### LOUNGE

25' 2" x 12' 0" (7.68m x 3.67m)

An attractive through room featuring gas fire with traditional fire surround, coved ceiling and front facing window. Radiator.

Double doors leading into:

### DINING ROOM

11' 5" x 7' 1" (3.5m x 2.16m)

With wooden flooring and patio doors leading onto the rear of the property. Radiator.

### KITCHEN

16' 3" x 7' 4" (4.96m x 2.26m)

Extensively fitted with a range of traditionally styled kitchen units including base cupboards with worktops over and wall mounted cupboards to match, finished with Shaker style solid wood doors. Integrated double oven and hob with extractor over, one and a half bowl sink with base cupboard beneath. Ceramic tiled floor.

### UTILITY ROOM

14' 6" x 7' 5" (4.42m x 2.28m)

Comprising one and a half bowl stainless steel sink with base cupboard beneath and plumbing for automatic washing machine. Ceramic tiled floor.

### FIRST FLOOR

#### BEDROOM 1

12' 1" x 12' 0" (3.70m x 3.67m)

With front facing window. Radiator.

#### BEDROOM 2

12' 7" x 9' 10" (3.85m x 3.00m)

With rear facing window and built-in cupboards. Radiator.

#### BEDROOM 3

8' 5" x 7' 4" (2.57m x 2.26m)

With front facing window. Radiator.

### BATHROOM

With suite comprising panelled bath with shower over and glass screen. Vanity style low level WC and wash hand basin. Fully tiled walls.

#### BEDROOM 4

14' 0" x 7' 3" (4.28m x 2.23m)

With front facing window. Radiator.





Bedroom



Bedroom



Bedroom



Bathroom

### **BEDROOM 5/DRESSING ROOM/OFFICE**

8' 5" x 7' 3" (2.57m x 2.22m)

With rear facing window. Radiator.

### **OUTSIDE**

The property stands back from the road behind an area of front forecourt and the drive leads to a single integrated garage. To the rear of the property is a good sized expanse of garden that incorporates a large patio immediately to the rear of the house.

### **FLOOR AEA**

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 C.

### **ENERGY PERFORMANCE CERTIFICATE**

Rating (awaited).

### **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





Bedroom



Bedroom 5/Dressing Room/Office

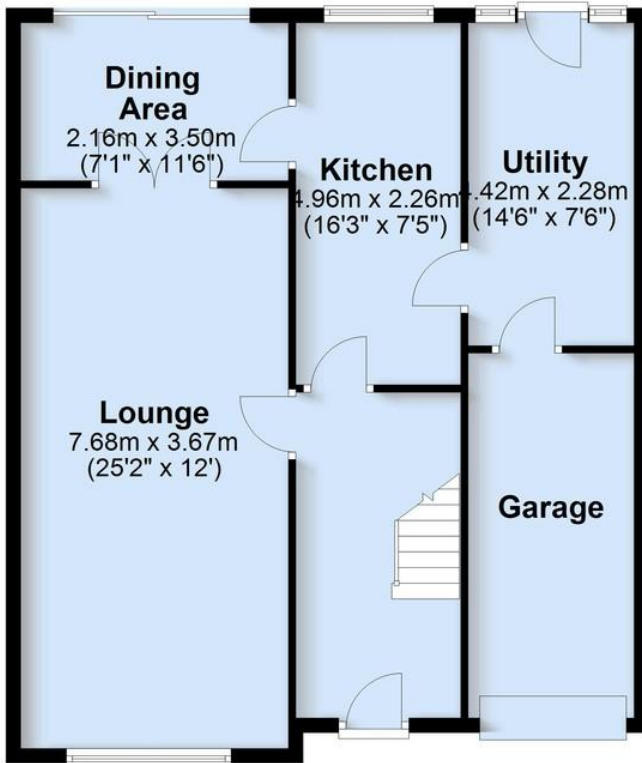


Garden

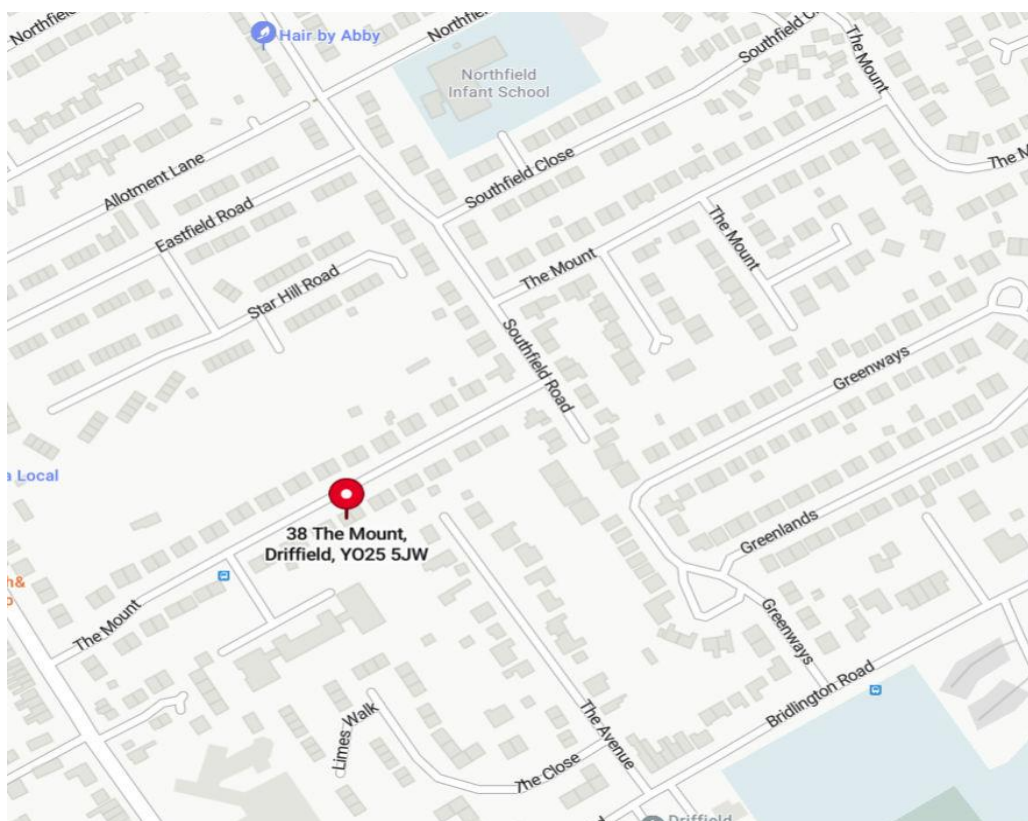
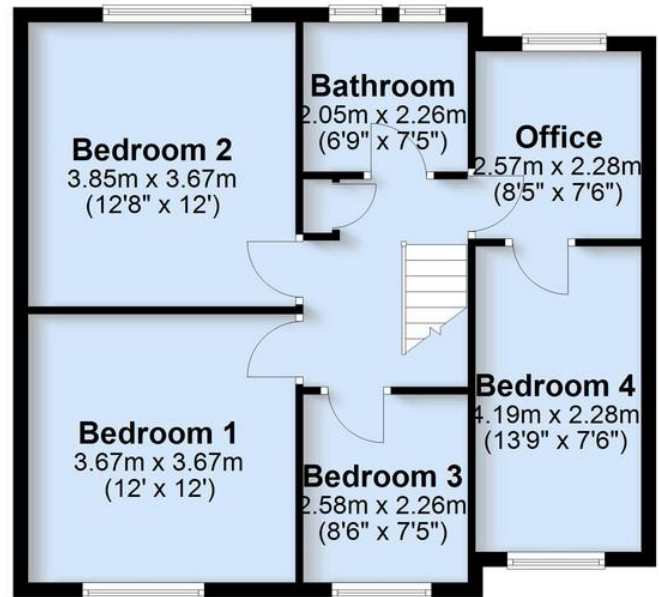


The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

## Ground Floor



## First Floor



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