



28 Scarborough Road
Driffield

YO25 5HA

ASKING PRICE OF

£85,000

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■

EST 1891

01377 253456



Lounge



On Road
Parking



Gas Central Heating

28 Scarborough Road, Driffield, YO25 5 HA

Offered at a competitive price to effect early interest, this is an inner terraced house, conveniently situated for local facilities whilst also being within easy access of the town centre.

The property is in need of some cosmetic improvement and updating, however, does include double glazing throughout as well as gas-fired central heating to radiators. The accommodation on offer includes lounge with fireplace, rear facing kitchen with staircase leading off to the first floor, ground floor bathroom and two bedrooms on the first floor.

This is a real opportunity for buyers to acquire a relatively low cost home and be able to improve the interior to their own taste, thus creating a truly desirable home!

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



Lounge



Bedroom



Bedroom

Accommodation

ENTRANCE INTO:

LOUNGE

12' 10" x 10' 0" (3.93m x 3.05m)

With front facing window, fitted laminate flooring and fireplace with electric fire in situ. Low level built-in storage cupboards. Radiator.

KITCHEN

11' 0" x 10' 3" (3.37m x 3.14m)

With staircase leading off to the first floor and built in base cupboard with integrated sink and single drainer. Plumbing for automatic washing machine. Double wall mounted cupboard. Radiator. Rear external door.

BATHROOM

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

FIRST FLOOR

BEDROOM 1

12' 10" x 10' 0" (3.93m x 3.05m)

With front facing window. Radiator.

BEDROOM 2

12' 10" x 7' 8" (3.93m x 2.36m)

With rear facing window. Built in cupboard housing the boiler. Radiator.

OUTSIDE

The property stands on the pavement at the front.

The rear is accessed via a passage from Gibson Street. There is a communal area of yard/garden to the rear of the property and also one out-house.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 51 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

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.

VIEWING

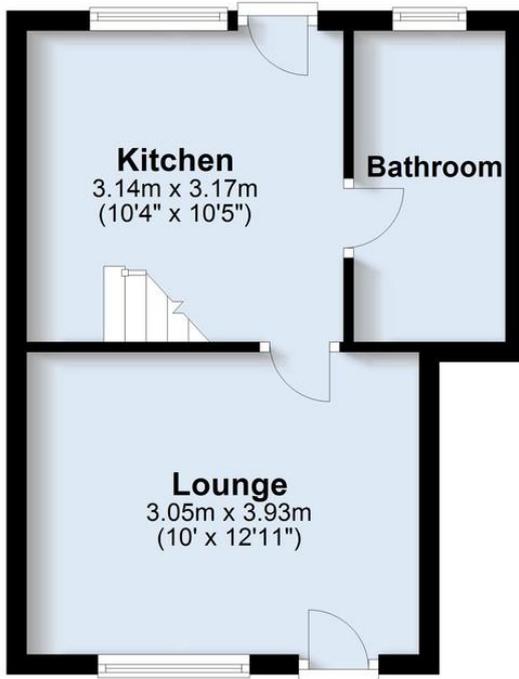
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 51 sq m

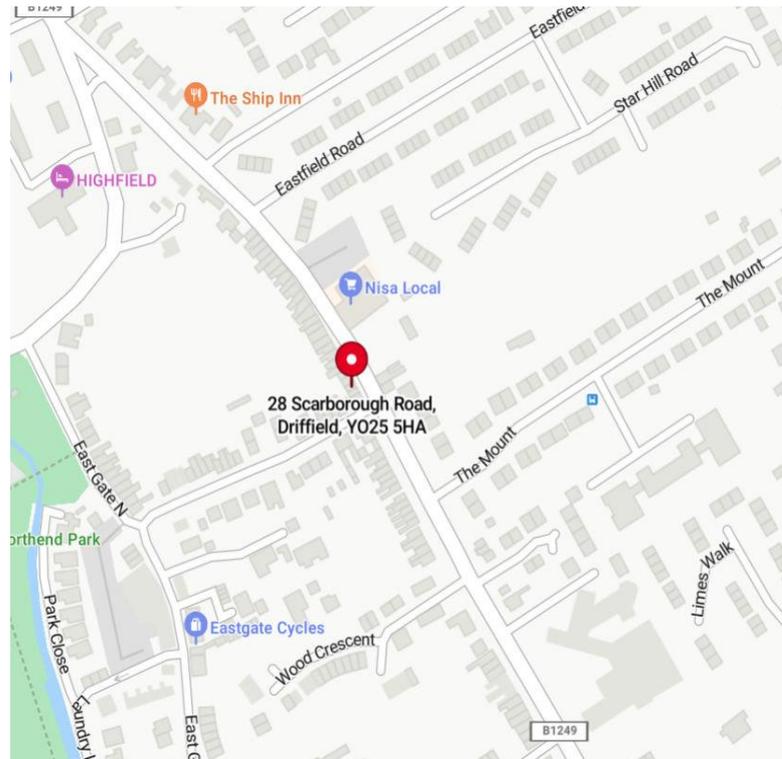
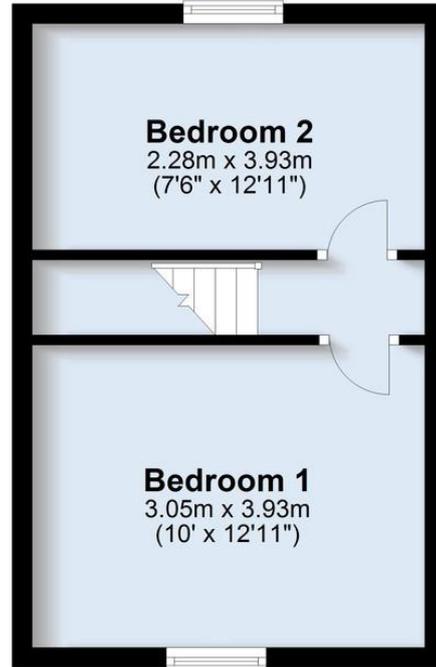
Ground Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.0 sq. feet)



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Ulllyotts

EST 1891



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