



32 Armistice Park  
Drifffield  
YO25 5AN

ASKING PRICE OF

£92,500

3 Bedroom Mid Terrace House

■ Ulllyotts ■  
EST 1891

01377 253456





Rear

 3
  1
  2
  Off Road Parking
  Gas Central Heating

## 32 Armistice Park, Driffield, YO25 5AN

An excellent opportunity to purchase a 50% share of a modern townhouse located on the fringe of Driffield. Purchasing a share of a property drastically reduces the amount of deposit required and a market rent is payable for the remaining share. An increased share can be purchased by arrangement and the shared ownership scheme is subject to status.

The accommodation is arranged over three floors. It comprises a rear facing lounge, which has a delightful aspect over the rear garden plus, customised kitchen area which has been thoughtfully re-planned by the seller. There is also a ground floor WC. The first floor includes two bedrooms together with house bathroom and further staircase via an enclosed landing which leads to the master bedroom which has its own en-suite.

To the rear of the property is an enclosed area of garden.

The property is well presented throughout and in 'a move in condition'.

### 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



Lounge



Bedroom

## Accommodation

### ENTRANCE

Into:

### KITCHEN

14' 10" x 11' 4" (4.53m x 3.47m)

With front facing window and perhaps the focal point of the whole house and having been fully re-imagined, by the seller, which has created an extremely usable space and perhaps the ideal place to congregate. Fitted with a range of modern kitchen units including base and wall mounted cupboards along with integrated electric oven, hob with extractor over and sink with single drainer. Space and plumbing for automatic washing machine, space for a fridge and freezer. Built in cupboard housing gas-fired boiler. Radiator.

### CLOAKS/WC

With low level WC and wash hand basin.

### LOUNGE

13' 3" x 9' 0" (4.05m x 2.75m)

With single window and French doors giving access onto the rear garden. Provision for an electric fire. Radiator.

### FIRST FLOOR

### BEDROOM 2

13' 3" x 9' 3" (4.04m x 2.83m)

With rear facing window. Radiator.

### BEDROOM 3

7' 6" x 6' 4" (2.30m x 1.94m)

With front facing window. Radiator.

### BATHROOM

Well fitted suite in white featuring bath, wash hand basin and low level WC. Splash back tiling around the bath.

### LANDING

With staircase leading to:

### MASTER BEDROOM

13' 4" x 11' 2" (4.08m x 3.41m)

With front bay window. Radiator.

### EN-SUITE

Comprising shower enclosure, low-level WC and wash hand basin.

### OUTSIDE

With front facing parking space.



Bedroom



Bathroom



Stairs



Landing

To the rear of the property is an enclosed area of garden. This features a seating area immediately to the rear of the house, there is a further area of grass which gives way to an additional seating area and timber shed.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 90 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 leasehold. Additional charges will apply.

#### 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 B.

#### ENERGY PERFORMANCE CERTIFICATE

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

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.





Master Bedroom



En-suite

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**VIEWING**

Strictly by appointment with Ulllyotts.

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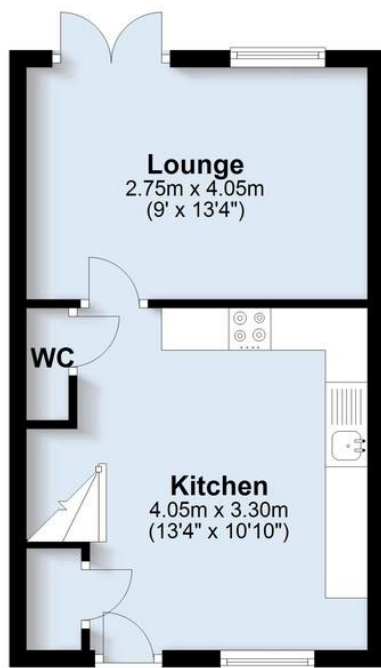
En-suite



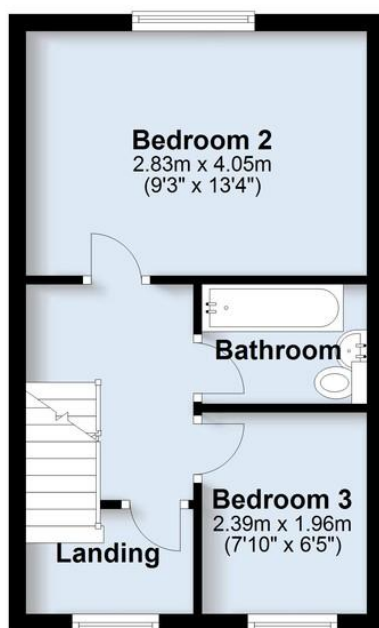


The stated EPC floor area, (which may exclude conservatories),  
is approximately 90 sq m

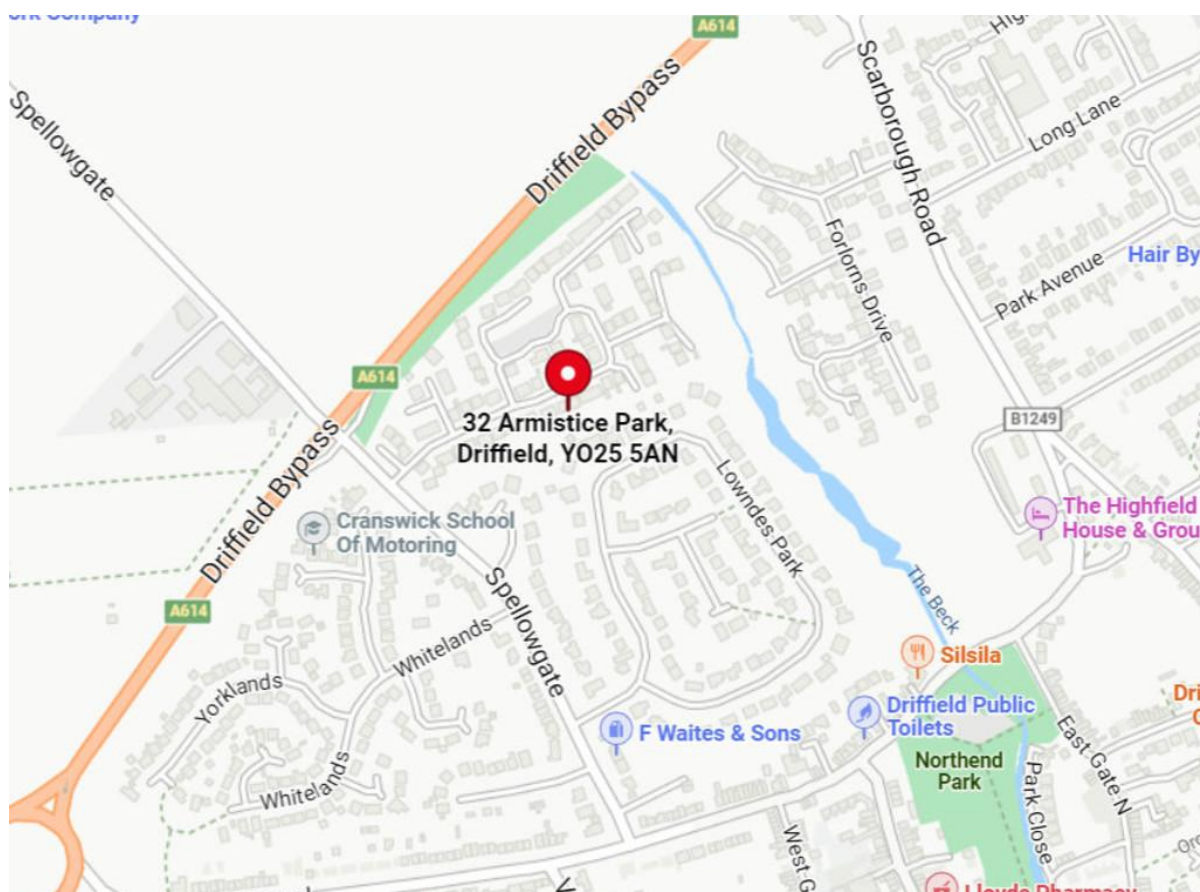
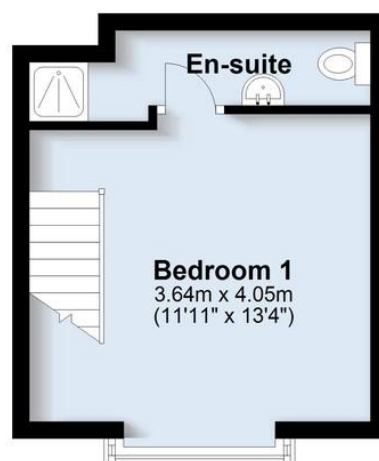
## Ground Floor



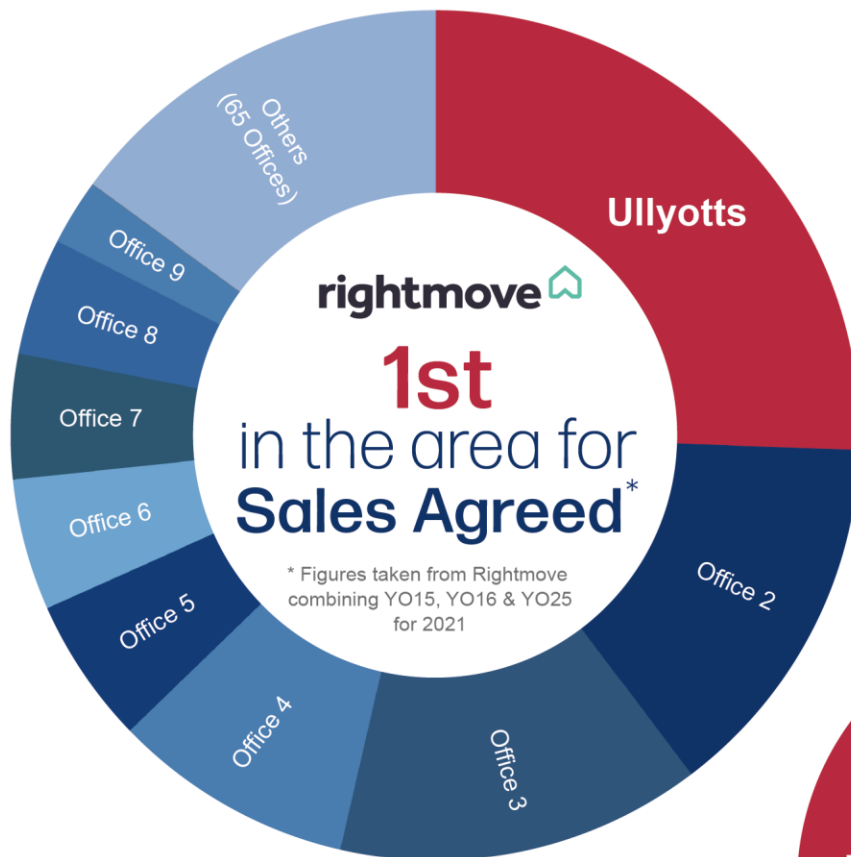
### First Floor



## Second Floor



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