



2 Sawyers Court
Drifffield
YO25 6FH

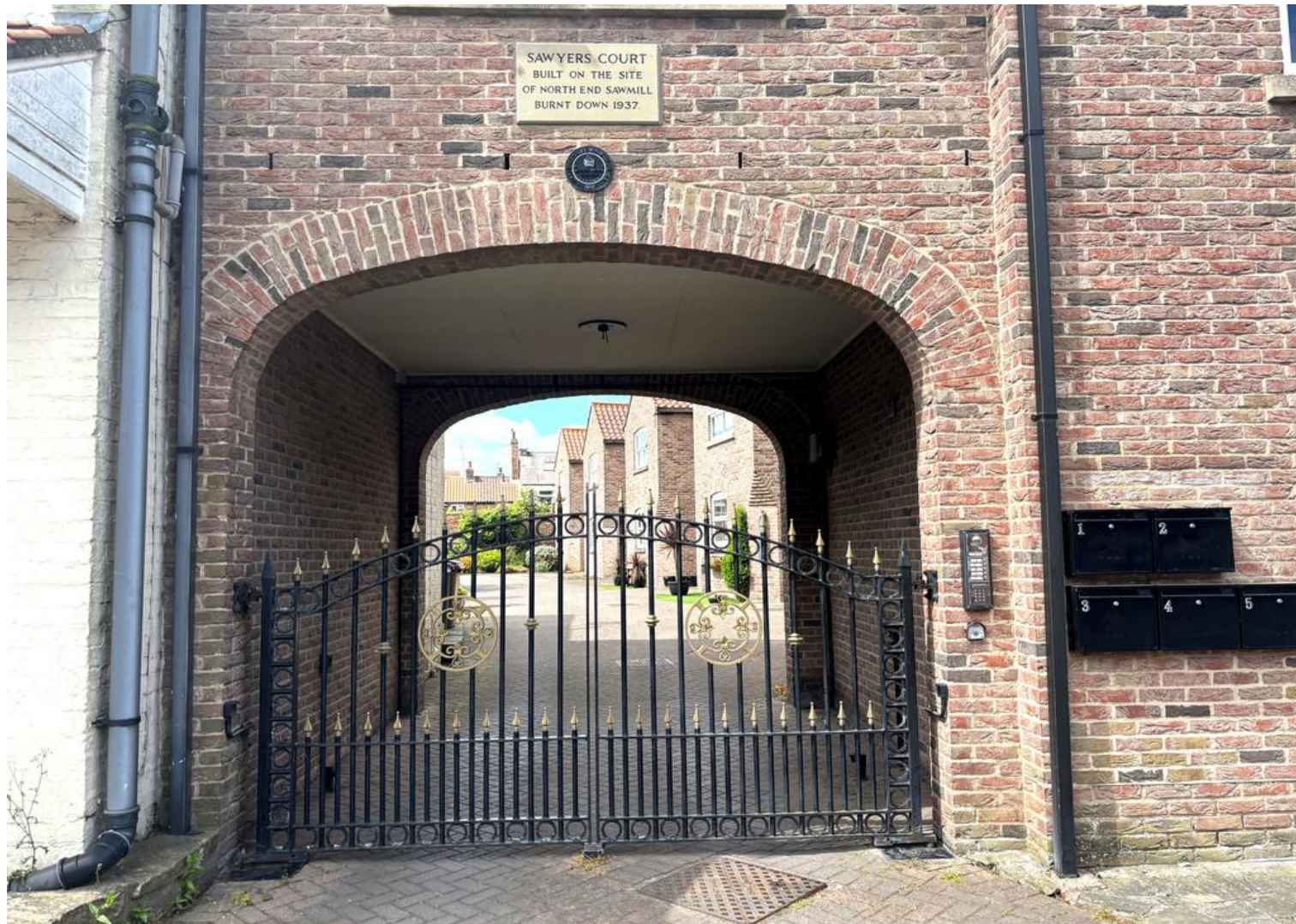
ASKING PRICE OF

£215,000

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Secure gated entrance



2 Sawyers Court, Driffield, YO25 6FH

An exceptionally rare opportunity to purchase a substantial, fully refurbished home, in a secure gated development, conveniently situated for access into Driffield town centre.

Indeed, the presentation of this property is stunning and a true credit to the vendor with accommodation that includes an entrance hall, which is open plan into a dining kitchen, this being fully fitted and benefitting from a wealth of appliances, lounge with dining room, three first floor bedrooms (all with wardrobes), large store, having the potential to create an en-suite (if required) and house shower room.

The gated nature of the development adds true security whilst its location also provides convenient access into Driffield Town Centre via Middle Street North. As an added extra, there is an attractive partially covered seating area to the front of the property whilst owners will also benefit from communal gardens plus attractive aspects across a green space to the north and views across to North End Park to the east.

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.



Lounge with dining area



Lounge with dining area



Kitchen



First Floor

Accommodation

ENTRANCE HALL

With built-in cloaks cupboard and wood effect laminate flooring. Ceiling coving and radiator.

LOUNGE WITH DINING AREA

24' 10" x 12' 2" (7.59m x 3.72m)

With dual window to the north, having views across open green space, and an additional window to the south onto the courtyard. Feature electric fireplace within a tiled surround, wood effect laminate flooring and built-in storage cabinets.

KITCHEN

11' 6" x 9' 8" (3.53m x 2.95m)

With window overlooking the green space to the north and decorative ceiling coving. Fitted with a range of base and wall mounted cupboards along with worktops and attractive splashback. Integrated appliances include washing machine, fridge, freezer, microwave and electric hob with extractor over. Inset sink with single drainer. Radiator.

FIRST FLOOR

With coved ceiling and built-in airing cupboard. Access to loft space.

MASTER BEDROOM

12' 2" x 10' 7" (3.71m x 3.23m)

With rear facing window and fitted wardrobes. Coved ceiling and radiator.

WALK-IN STORE

Originally, this was the en-suite but now adapted to create more storage. Currently used as a walk-in wardrobe.

BEDROOM 2

11' 6" x 10' 7" (3.51m x 3.23m)

With rear facing window and built-in wardrobes. Coved ceiling and radiator.

BEDROOM 3

8' 7" x 8' 4" (2.63m x 2.56m)

With front facing window and built-in wardrobe. Radiator.

SHOWER ROOM

With low level WC and wash hand basin, having a vanity cupboard beneath. Shower enclosure with plumbed-in power shower.



Master Bedroom



Walk-in store



Bedroom



Bedroom

OUTSIDE

The property forms part of a secure gated development with access off Middle Street North. There is parking immediately to the front of the property which also acts as a useful partially covered seating area. There is a small garden to the front of the property plus additional communal garden forming part of the courtyard.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 83 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 C.

SERVICE CHARGES

There is a service charge payable in respect of maintenance of common parts (maintenance of gate, electricity and garden maintenance) in the sum of £30.00 per month.

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.

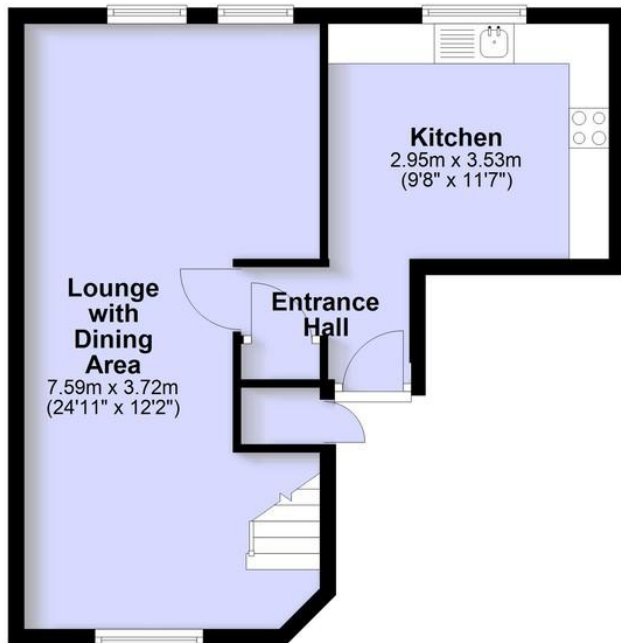
Regulated by RICS



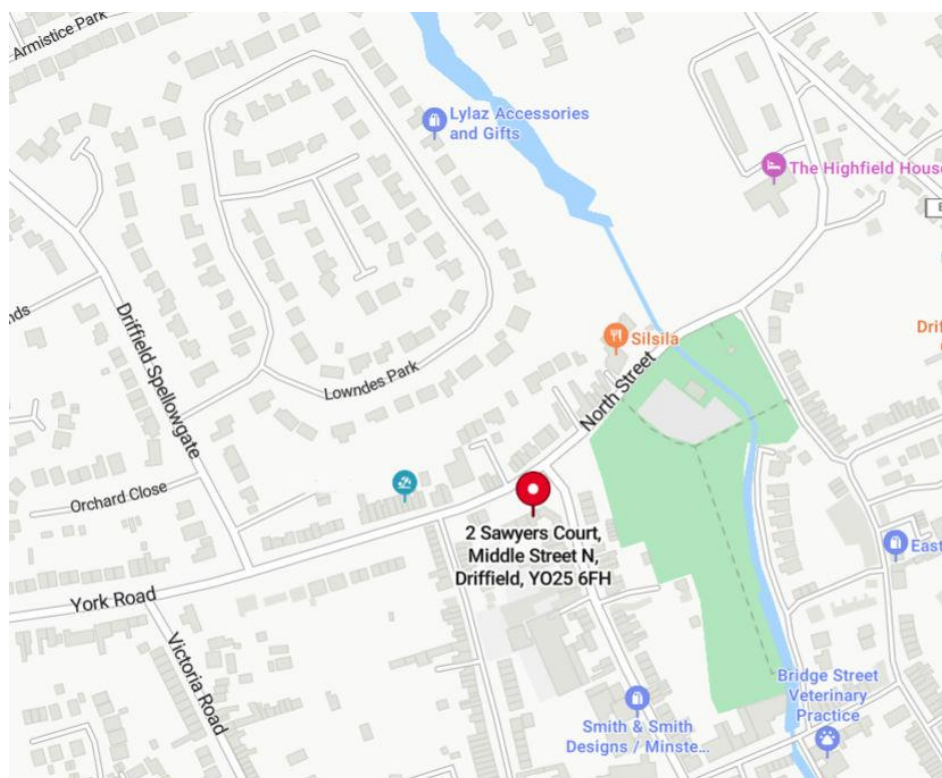
Shower Room

The stated EPC floor area, (which may exclude conservatories),
is approximately 83 sq m

Ground Floor



First Floor



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- ✓ **Competitive Fees**
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■ Ulllyotts ■

EST 1891



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