



170 Auchinleck Close  
Drifffield  
YO25 9HF

ASKING PRICE OF

**£150,000**

2 Bedroom Mid-Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden

 2
  1
  1
  Off Road Parking
  Gas Central Heating

## 170 Auchinleck Close, Driffield, YO25 9HF

**This is an established inner terrace house located within the ever popular Auchinleck Close area on the outskirts of Driffield.**

It provides generously proportioned accommodation that includes lounge and kitchen on the ground floor together with two double bedrooms and house bathroom on the first floor. Off-street parking is provided to the front via a useful forecourt whilst to the rear is an enclosed area of sunny garden. In addition to this, there is a gated access to the rear which is currently used by the vendor to provide access for a motor cycle but is also useful for access into a nearby childrens' play park.

### 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



Kitchen



Kitchen



Lounge

## Accommodation

### ENTRANCE

Into:

### ENTRANCE HALL

With front facing window and staircase leading off. Radiator.

### KITCHEN

15' 4" x 8' 10" (4.68m x 2.71m)  
Fitted with a modern range of kitchen units including base and wall mounted cupboards along with worktops and also including an inset sink with base cupboard beneath, plumbing for automatic washing machine and space plus provision for a gas cooker. Space and provision for a fridge freezer. Ceramic tiled floor and rear door access.

### LOUNGE

19' 8" x 9' 10" (6.01m x 3.02m)  
With gas living flame fire and fitted picture rail. Front window plus patio doors onto the rear garden. Fitted laminate flooring.

### FIRST FLOOR

### LANDING

### BEDROOM 1

12' 6" x 8' 3" (3.82m x 2.52m)  
With rear facing window and built-in wardrobes.

### BEDROOM 2

16' 1" x 9' 0" (4.91m x 2.76m)  
With two front facing windows and built-in wardrobe. Radiator.

### BATHROOM

With suite comprising panelled bath having a shower over, low level WC and pedestal wash hand basin. Radiator.

### OUTSIDE

To the front of the property is a good sized forecourt which provides off-street parking for two vehicles. Gated access to the rear of the property with an enclosed area of garden and has an attractive sunny aspect. The vendor has used the access onto site for a motorcycle.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 71 square metres.





Bedroom



Bedroom



Bathroom



Rear Elevation

### 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 A.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.

### 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.

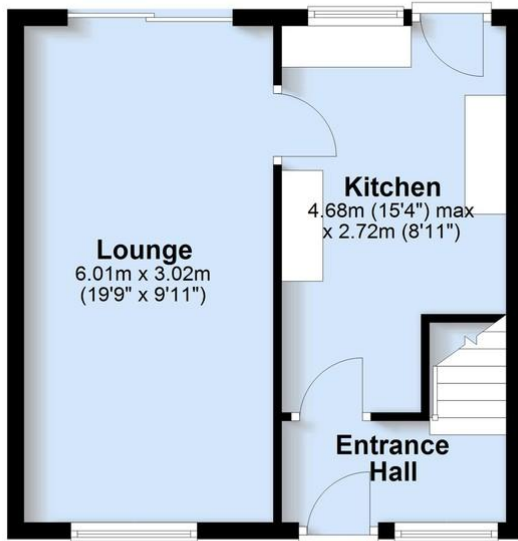
### VIEWING

Strictly by appointment with Ulllyotts.

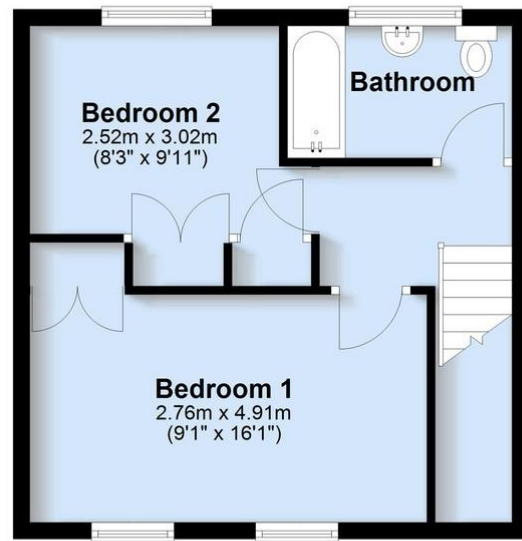
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 71 sq m

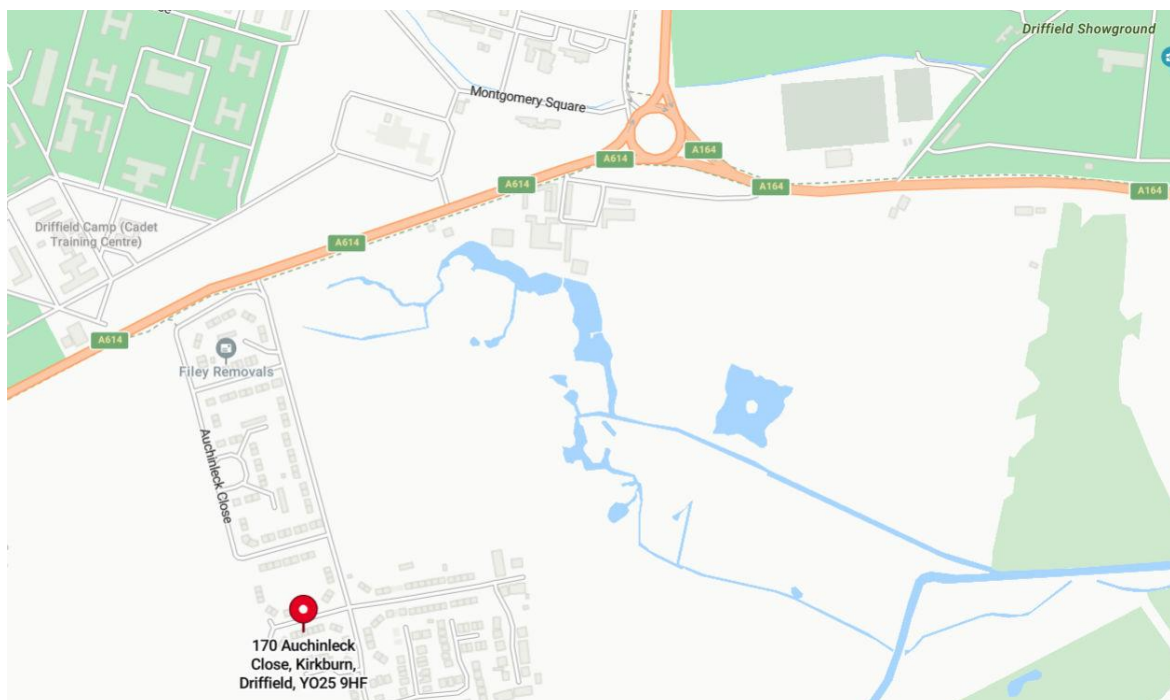
**Ground Floor**



**First Floor**



**170 Auchinleck Close, Driffield**





# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.



# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, 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

rightmove 

 RICS

 The Property  
Ombudsman

## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations