



8 Exchange Street  
Driffield, YO25 6LJ

ASKING PRICE OF

**£250,000**

4 Bedroom End Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Kitchen



Garage, Off  
Road Parking



Electric Central Heating

## 8 Exchange Street, Driffield, YO25 6LJ

Offering an extensive range of accommodation arranged over three floors, this is a substantial family home, conveniently situated for access into the town centre and is chain free. It has the rare commodity of off-street parking to the rear with its own single garage (open fronted). The property is superbly presented throughout and includes two main reception rooms, beautifully fitted kitchen plus four bedrooms and bathroom. Two bedrooms have en-suites.

This is a real lifestyle home for those buyers wanting a character property far removed from its modern counterparts.

### 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, Wilko, 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



Lounge



Kitchen



Breakfast Room

## Accommodation

### ENTRANCE

With staircase leading off having a spindled bannister, fitted dado rail, coved ceiling and laminate flooring.

### LOUNGE

14' 0" x 13' 10" (4.28m x 4.22m)

With large front facing window onto Exchange Street.

Decorative ceiling cornice. Radiator.

Feature fireplace housing a solid fuel stove. Fitted laminate flooring.

### KITCHEN

11' 10" x 10' 10" (3.63m x 3.32m)

Extensively fitted across three walls including stainless steel sink with base cupboard beneath, range of base and wall mounted cupboards finished in grey with a solid oak worktop over. Feature chimney breast with exposed brickwork and recess suitable for a Range style cooker. Extractor in situ.

Space and provision for an American-style fridge/freezer, space for a dining table and laminate flooring. Coved ceiling.

Recessed lighting and rear facing window onto the patio garden.

### BREAKFAST ROOM

13' 10" x 8' 5" (4.24m x 2.58m)

Fitted laminate flooring and decorative ceiling cornice.

Radiator.

French doors leading out onto the patio garden. Door leading into:

### WC

With low level suite.

### FIRST FLOOR

#### MASTER BEDROOM

17' 7" x 13' 10" (5.38m x 4.23m)

A very substantial double room with front facing dual windows onto Exchange Street. Ceiling coving. Radiator.

#### EN-SUITE SHOWER ROOM

With shower enclosure being fully tiled. Chrome heated towel rail and low level WC.



WC



Landing



Bedroom



Bedroom

### BEDROOM 2

11' 10" x 11' 1" (3.63m x 3.39m)

With rear facing window. Covered ceiling. Radiator.

### SEPARATE WC

With low level suite.

### SECOND FLOOR

#### LANDING

A large spacious landing suitable for a variety of uses, currently housing a sofa.

#### BEDROOM 3

14' 0" x 10' 5" (4.28m x 3.20m)

With front facing window onto Exchange Street. Covered ceiling. Radiator.

#### BEDROOM 4

10' 4" x 6' 9" (3.16m x 2.08m)

Front facing window onto Exchange Street. Radiator.

#### BATHROOM

With sloping ceiling and featuring a "P" shaped bath with shower over, pedestal wash hand basin and low level WC. Chrome heated towel rail. Part-panelled and part-tiled walls.

### OUTSIDE

The property stands flush to the pavement. There is a vehicular access to the side of the property in favour of Number 8 Exchange Street which leads to a double gated access, which in turn leads to a single open fronted garage.

To the rear of the property is an enclosed area of patio style garden. This area being predominantly paved and well planted by the vendor with many pots and some smaller raised beds.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 138 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.



Bedroom



Bedroom



Bathroom



Rear

### 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 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.



Rear

### WHAT'S YOURS WORTH?

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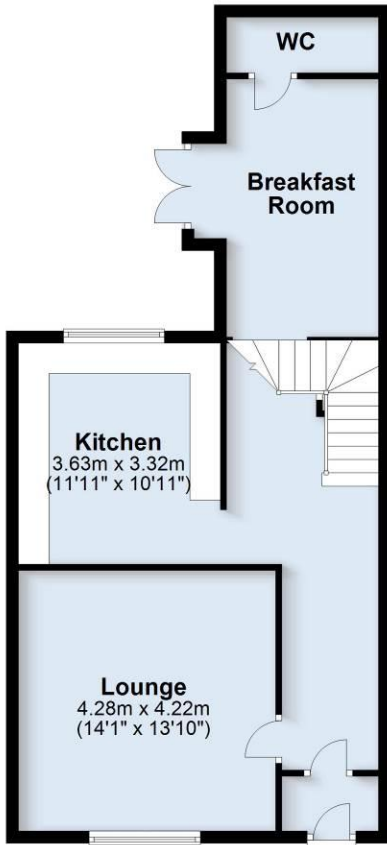
### VIEWING

Strictly by appointment with Ulyyotts.

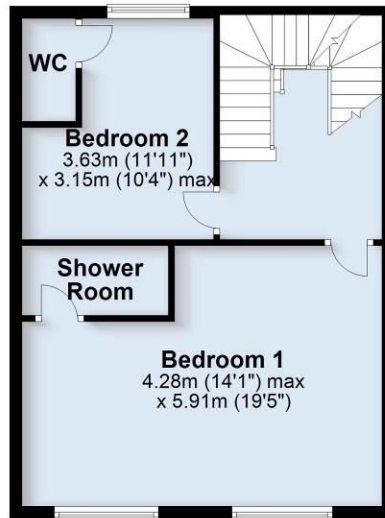
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 138 sq m

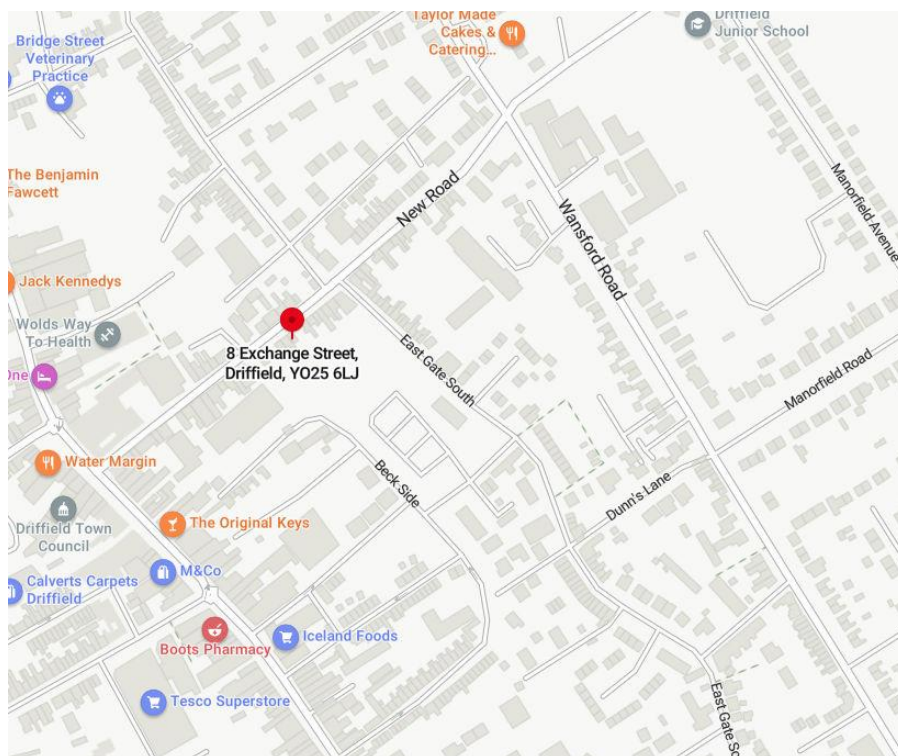
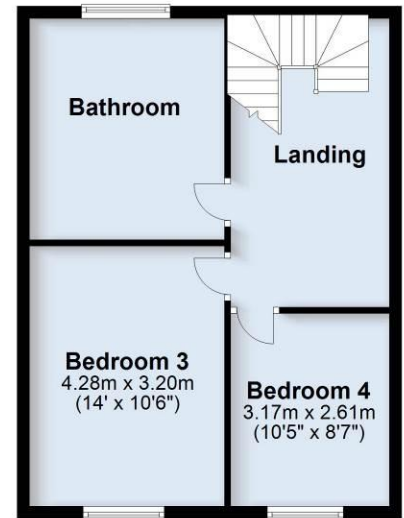
### Ground Floor



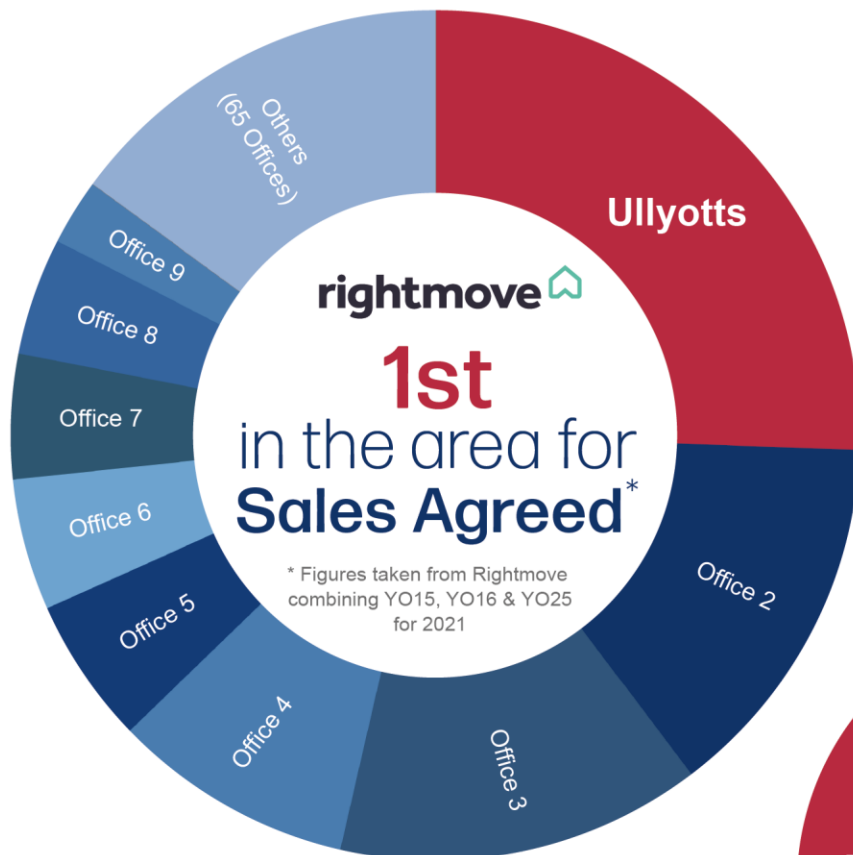
### First Floor



### Second Floor



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# ■ Ulllyotts ■

EST 1891



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