



2 Beverley Road
Driffield
YO25 6RX

ASKING PRICE OF

£150,000

4 bedroom end terrace house

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 4
  2
  1
  On Road Parking
  Gas Central Heating

2 Beverley Road, Driffield, YO25 6RX

Conveniently situated for access into the town centre, this is a rare opportunity to purchase a spacious Victorian end of terrace house at what is an attractive price!

The property provides extensive and versatile accommodation which offers potential to be improved further via minor re-modelling and general re-decoration and re-fitting.

Currently, the accommodation comprises entrance hall, front facing bay fronted lounge, rear facing sitting or dining room plus kitchen on the ground floor. There are currently three bedrooms on the first floor however to be formed from what would have been the original master bedroom to the front, this room would be worthy of returning to its original form, house bathroom and, on the uppermost floor and attic bedroom. To the rear of the property is a rear garden.

Generally, the property is in need of refitting however, it is priced to reflect this and offers excellent value for money within a property style which is becoming fairly scarce.

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



Dining/Sitting Room



Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

LOUNGE

13' 8" x 11' 0" (4.17m x 3.37m)

Front facing bay window, radiator and fitted fireplace with fire in situ.

DINING/SITTING ROOM

12' 10" x 11' 2" (3.92m x 3.41m)

An exceptionally spacious rear facing room with doors leading out onto the rear garden. Radiator.

Direct access into:

KITCHEN

10' 11" x 6' 7" (3.35m x 2.01m)

Fitted along two walls of base and wall mounted cupboards along with worktops. Inset ceramic sink with base cupboard beneath, electric oven and four ring gas hob with extractor fan over. Radiator and door to the rear.

FIRST FLOOR

LANDING

BEDROOM 1

12' 10" x 11' 2" (3.92m x 3.41m)

Rear facing window. Radiator and exposed timber flooring.

BEDROOM 2

10' 3" x 11' 0" (3.14m x 3.36m)

Front facing window and radiator. Built in alcove cupboards and period style fireplace. Radiator.

BEDROOM 4

11' 1" x 6' 4" (3.39m x 1.95m)

Front facing window and radiator. Exposed timber flooring.

BATHROOM

10' 11" x 6' 8" (3.35m x 2.05m)

With panelled bath, pedestal wash hand basin and low-level WC.

ATTIC BEDROOM 3

17' 1" x 11' 0" (5.21m x 3.37m)

With sloping ceiling and Velux style window.

OUTSIDE

The property stands flush to the pavement. There is a side path which leads to the rear. The rear garden is predominantly grassed within a fenced perimeter, there is also a timber shed.



Bedroom 2



Bedroom 4



Attic/Bedroom 3



Bathroom

A right of way exists in favour of the adjacent properties to the rear of the subject house.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 109 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

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

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

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.

WHAT'S YOURS WORTH?

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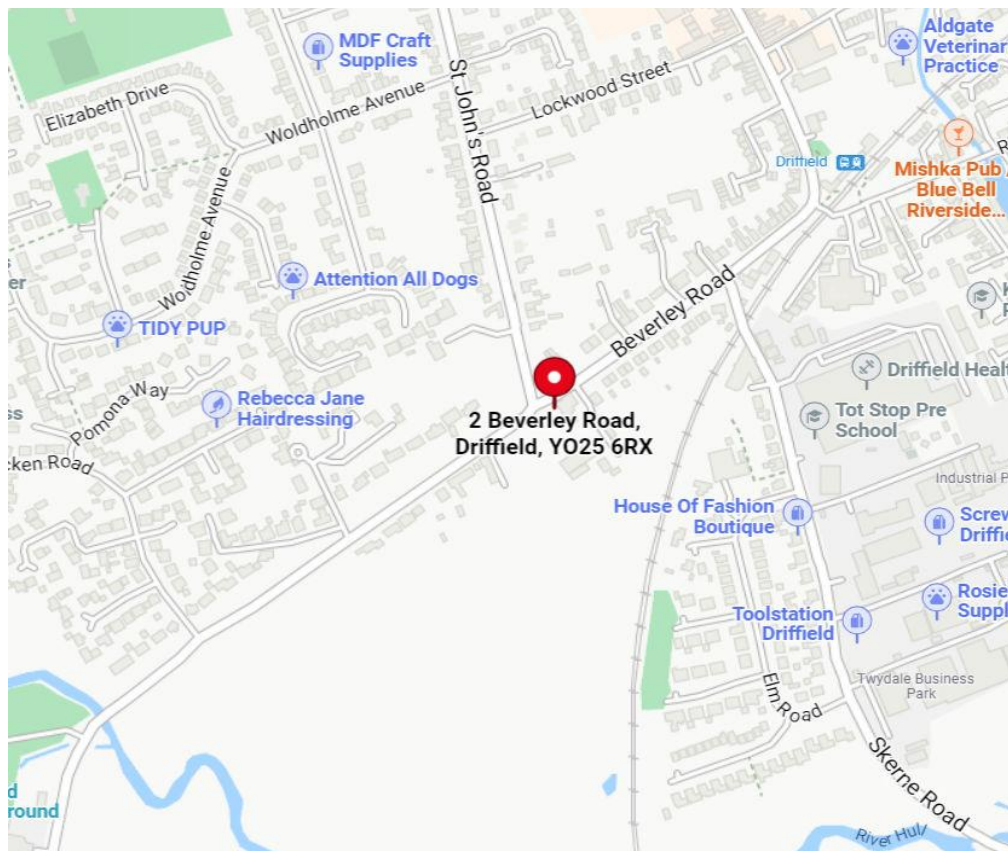
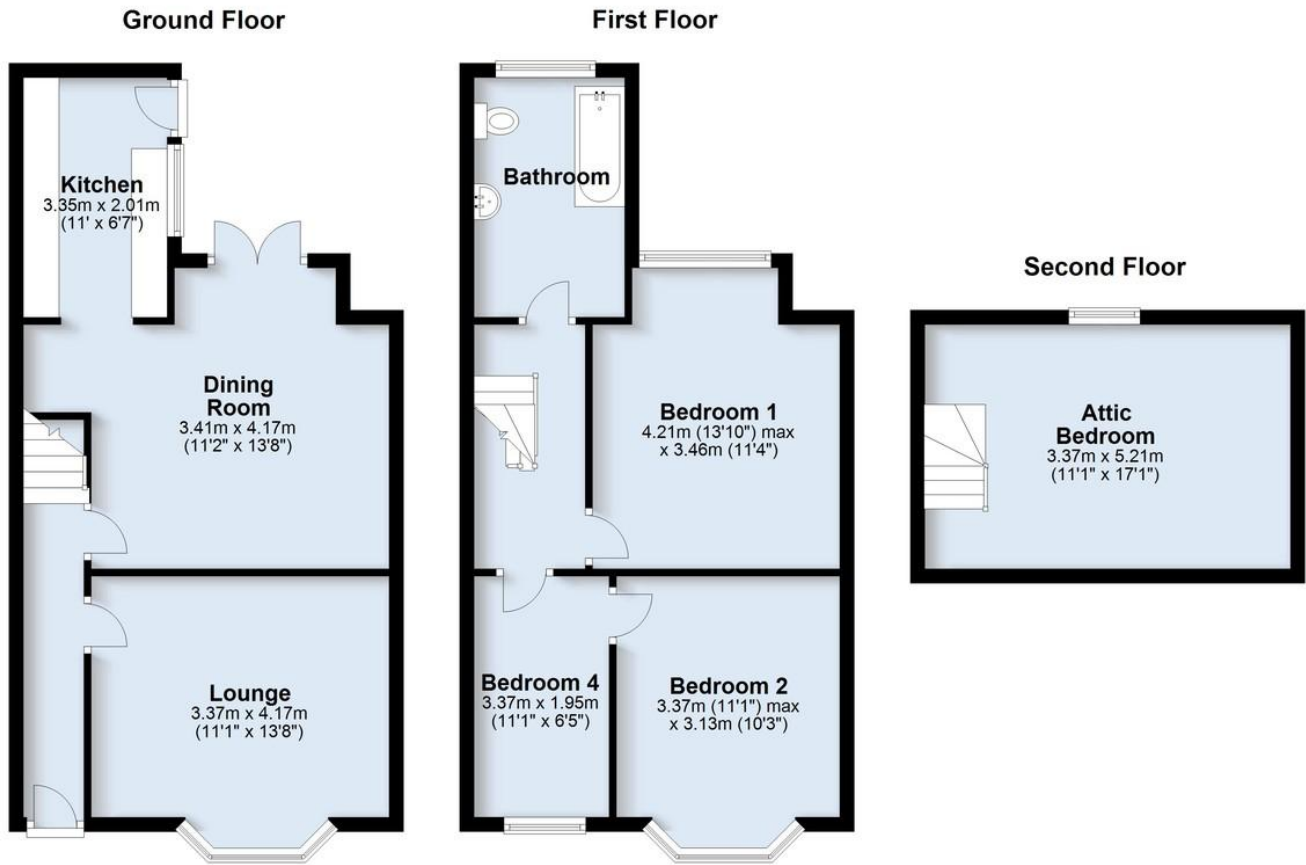
*by any local agent offering the same level of service.

VIEWING

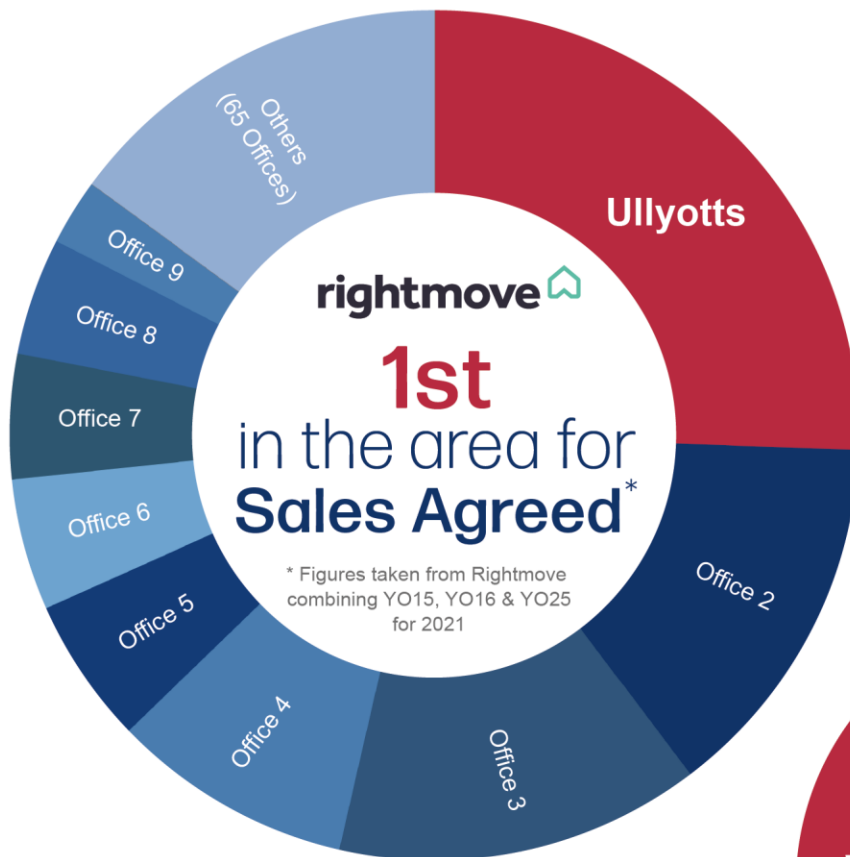
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 109 sq m



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- ✓ **Professional Accreditations**
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