



9 Wood Lane  
Driffield

YO25 6DU

ASKING PRICE OF

**£160,000**

2 Bedroom Semi detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456



Kitchen



2



1



1



Off Road  
Parking



Gas Central Heating

## 9 Wood Lane, Driffield, YO25 6DU

A very smartly presented semi-detached house with very attractive open rear aspect set within a convenient location within a short walk of the town centre. Constructed by GP Atkin homes Ltd and having been improved further. This property would literally appeal to all age groups from first-time buyers, wanting a stylish quality home, through to older buyers simply wanting the convenience of town centre access.

The accommodation includes attractive breakfast kitchen with a range of appliances along with cloakroom with WC. The lounge is rear facing and features two side windows, which were a thoughtful addition when the property was built and a rear facing conservatory. Both first floor bedrooms are double sized and the house bathroom features a bath as well as shower.

Externally, there is off-street parking and an area of garden to the rear which is predominantly laid to lawn.

**In short, this is a quality home which is unlikely to disappoint, once viewed!**

### DIRECTIONS

This property is accessible by foot from Eastgate North. From Market Place head down Exchange Street, turning left at the first junction onto Eastgate North. Continue along Eastgate North, past Downe Street. Almost opposite the junction of Bridge Street, there is a pedestrian access onto Wood Crescent which in turn runs into Wood Lane. By road, head east onto Exchange Street and continue to the traffic lights. Turn left onto Scarborough Road and Wood Lane is the second turning left thereafter.

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



Kitchen



Lounge



Lounge

## Accommodation

Entrance into:

### KITCHEN

12' 5" x 10' 4" (3.81m x 3.15m)

Extensively fitted with a range of modern kitchen units featuring cream panelled doors, drawers and complimentary worktops. Integrated appliances include four ring gas hob with extractor over, an electric oven and integrated fridge freezer. Inset sink with single drainer and space and plumbing for an automatic washing machine. Ample space for a dining table and chairs. Staircase leading off to the first floor.

### CLOAKROOM

With low level suite comprising WC and wash hand basin.

### LOUNGE

15' 10" x 12' 5" (4.83m x 3.79m)

Fitted laminate flooring and electric fire in situ. Double doors leading out into the conservatory.

### CONSERVATORY

9' 3" x 5' 9" (2.82m x 1.77m)

With attractive views across the garden.

### FIRST FLOOR

### BEDROOM 1

12' 5" x 9' 8" (3.79m x 2.96m)

Having been fully fitted along one wall with an extensive range of custom-built wardrobes. Radiator.

### BEDROOM 2

11' 5" x 12' 5" (3.5m x 3.79m)

Radiator.

### BATHROOM

With attractive suite featuring curved edge bath having a shower over, low-level WC and pedestal wash hand basin.

### OUTSIDE

The property stands back behind its own front lawned garden featuring an ornamental tree. There is vehicle access and parking by way of a block paved parking space plus additional gravelled parking space.

To the rear of the property is an enclosed area of lawned garden and this is enclosed by a timber fence.

### FLOOR AREA

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



Conservatory



Bedroom



Bathroom



Garden

### 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 (TBC)

### ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) 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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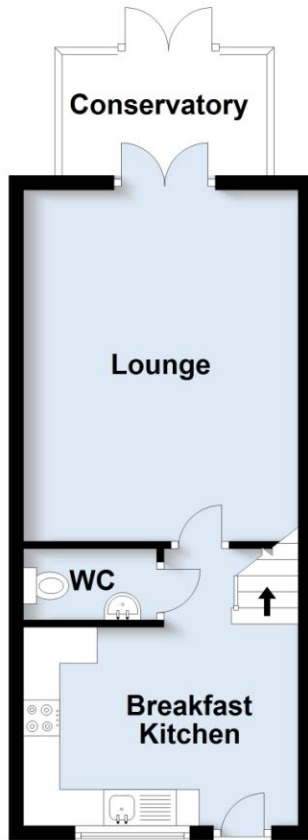
### VIEWING

Strictly by appointment with Ulllyotts.

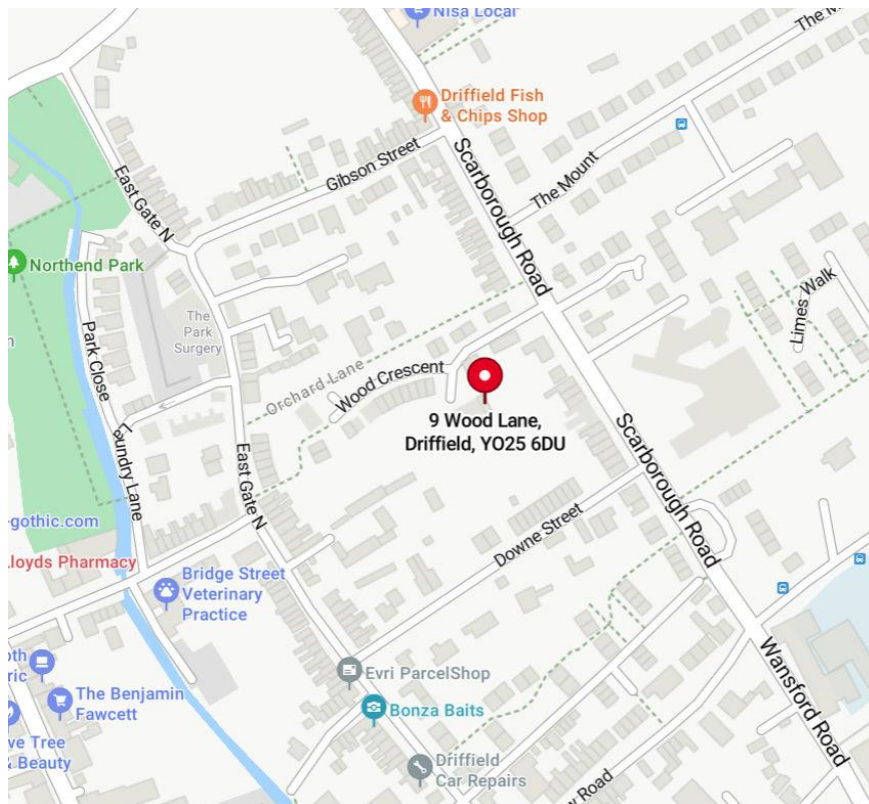
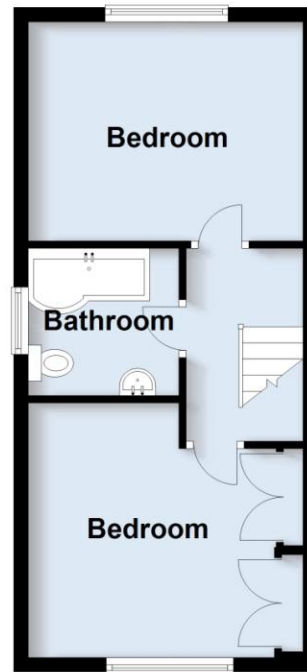
Regulated by RICS

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

### Ground Floor

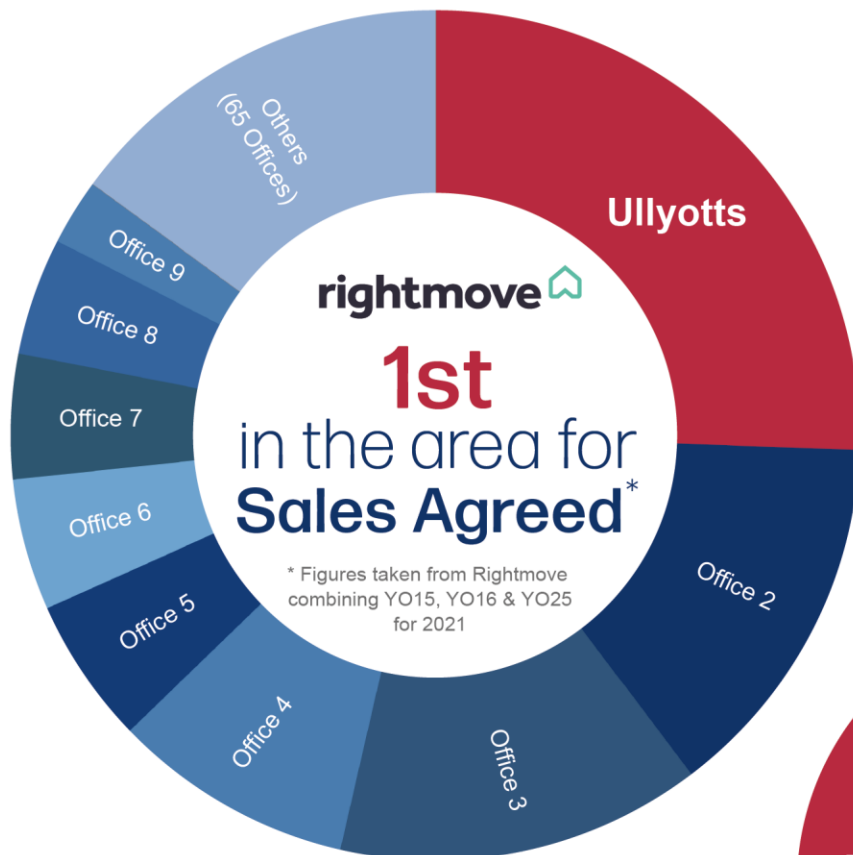


### First Floor





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EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, 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



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