



16 Welbourn Gardens  
Driffield

YO25 5EE

ASKING PRICE OF

**£175,000**

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Developments Green Space



Off Road  
Parking



Gas Central Heating

## 16 Welbourn Gardens, Driffield, YO25 5EE

Located within a popular, modern development located towards the outskirts of Driffield, this is a great first home which provides an attractive range of accommodation along with off-street parking.

The accommodation itself includes lounge plus contemporary kitchen, cloakroom and two bedrooms plus house bath room on the first floor.

The property stands in a particularly attractive setting with one of the developments green spaces located to the front.

**This is a great first home which can be purchased on a shared ownership basis, subject to status, in addition to the full share at this advertised price!**

### 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.



Cloakroom/WC



Lounge



Kitchen



Bathroom

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor. Radiator.

### CLOAKROOM/WC

With low-level WC and corner wash basin. Radiator.

### LOUNGE

13' 6" x 11' 9" (4.12m x 3.59m)

With front facing window. Radiator.

### KITCHEN

14' 9" x 9' 10" (4.52m x 3m)

Fitted on three walls with a range of base and wall mounted cupboards along with worktops and integrated appliances including electric oven and gas hob with extractor hood over. Inset sink, space and plumbing for automatic washing machine and recessed ceiling spotlights. French doors to the rear garden.

### FIRST FLOOR

### LANDING

### BEDROOM 1

14' 9" x 11' 9" (4.52m x 3.6m)

With dual rear facing windows. Radiator.

### BEDROOM 2

11' 8" x 8' 1" (3.57m x 2.47m)

With front facing window. Radiator.

### BATHROOM

With suite comprising panelled bath with mixer shower, low-level WC and wash basin. Radiator.

### OUTSIDE

To the front of the property is a forecourt which has provision for the parking of two vehicles.

To the rear is an enclosed area of mainly lawned garden.

The property is in an attractive setting which overlooks one of the developments green spaces.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 70 square metres.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

The boiler also provides domestic hot water.



Garden

#### **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 B.

#### **ENERGY PERFORMANCE CERTIFICATE**

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

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?**

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

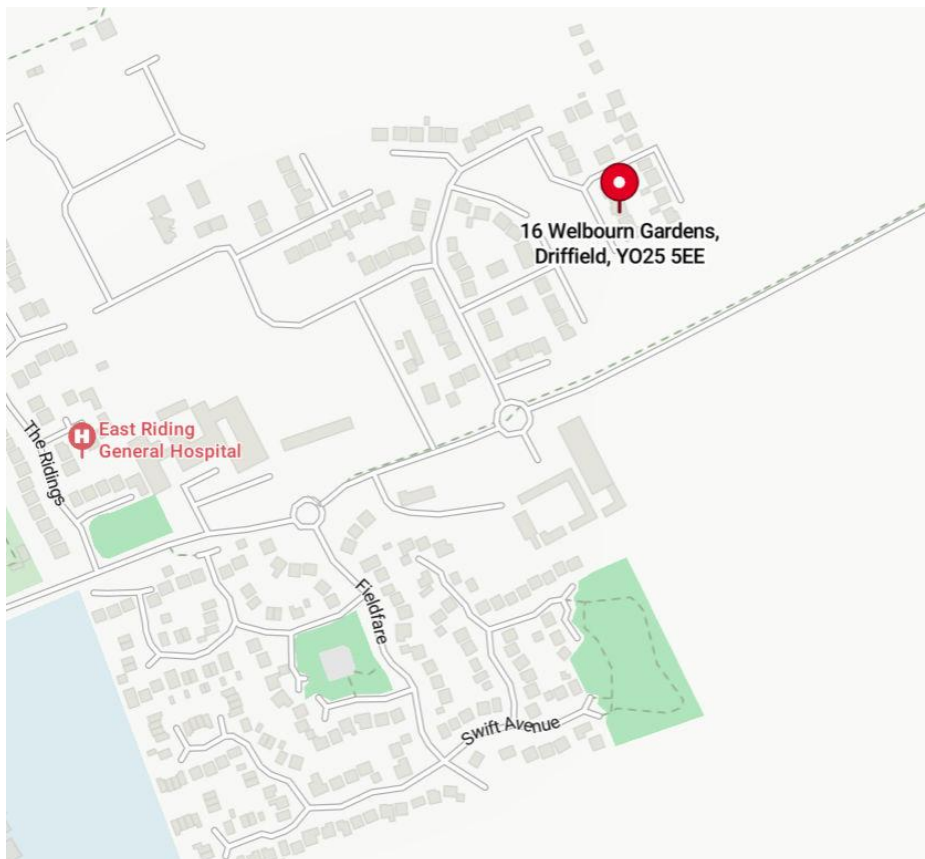
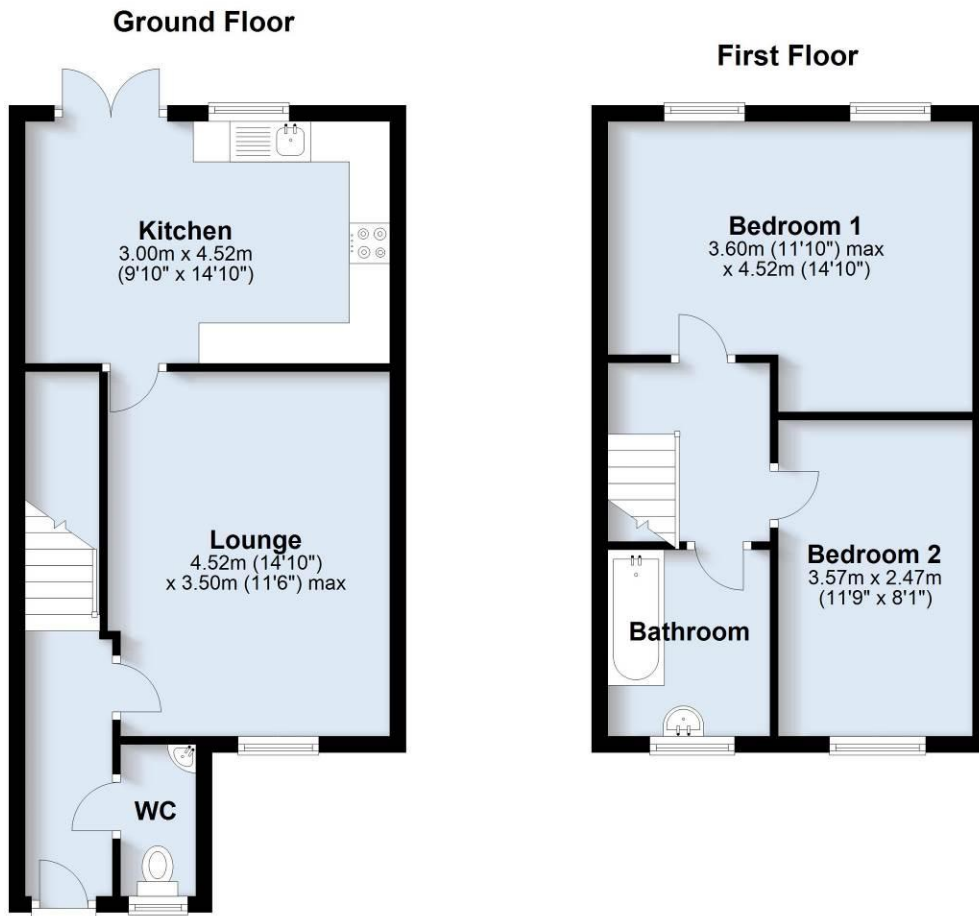
**WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW**

\*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 70 sq m





# Why Choose Ulllyotts?



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**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.
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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.

# ■ Ulyotts ■

EST 1891



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