



25 Eastfield Road  
Driffield

YO25 5EZ

ASKING PRICE OF

**£140,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■

EST 1891

01377 253456



Outside



3



1



1



On Road  
Parking



Gas Central Heating

## 25 Eastfield Road, Driffield, YO25 5EZ

Located within an established residential area, this is a substantial semi-detached home offering family orientated accommodation which could equally be of appeal to first-time buyers, investors etc.

The property has been well maintained and as such is in good order. It offers accommodation which includes front facing lounge, breakfast kitchen, three bedrooms and bathroom. There is a good-sized area of garden to the rear. There is a very attractive Indian stone patio to the rear which is enclosed plus good-sized expanse of front forecourt which offers potential to create off-street parking, subject to appropriate consents.

The property is in an established residential setting within convenient access of local shops and also Driffield's town centre thoroughfare.

### 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



Breakfast Kitchen



Bedroom



Bedroom

## Accommodation

### ENTRANCE HALL

With straight flight staircase leading off to the first floor.

### LOUNGE

15' 2" x 13' 1" (4.63m x 4.01m)

With front facing window and built in under stairs storage cupboard. Fitted fire surround with contemporary fire in situ. Coved ceiling.

### BREAKFAST KITCHEN

16' 4" x 8' 0" (5m x 2.46m)

With rear facing window. Fitted with a range of traditionally styled kitchen units including base and wall mounted cupboards along with worktops. Ample space for a breakfast table. Space and provision for a slot in cooker space and plumbing for automatic washing machine and inset sink with single drainer. Radiator.

### SHOWER ROOM

With modern suite which incorporates a shower enclosure, low-level WC and wash hand basin. Radiator.

### FIRST FLOOR

### BEDROOM 1

16' 6" x 11' 2" (5.05m x 3.42m)

With front facing windows and built in storage cupboard. This is a large room which covers the full width of the house. Radiator.

### BEDROOM 2

12' 1" x 8' 1" (3.69m x 2.48m)

With rear facing window. Radiator.

### BEDROOM 3

8' 1" x 8' 1" (2.47m x 2.48m)

With rear facing window. Radiator.

### OUTSIDE

The property stands back from the road behind a fairly extensive front forecourt. There is potential to create a vehicle access from the road subject to appropriate consents. To the rear of the property has an enclosed area of patio featuring Indian stone paving.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.



Bedroom

### **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 will be available on the internet. The property is currently rated band D.

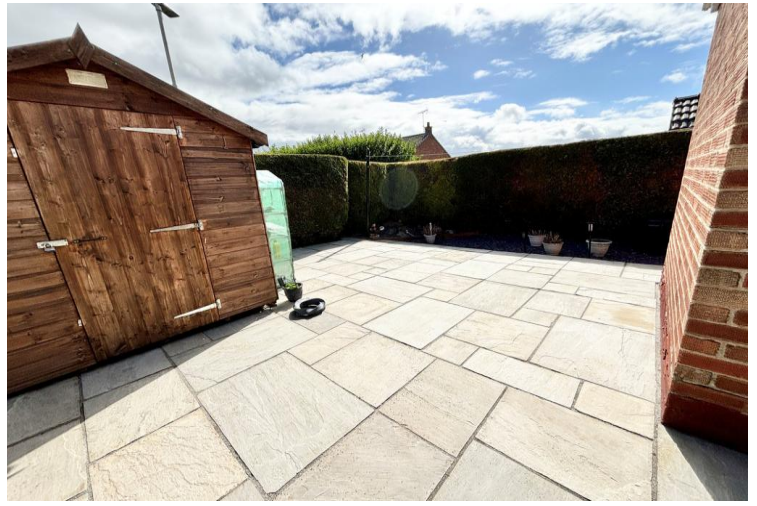
### **NOTE**

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.



Outside

### **WHAT'S YOURS WORTH?**

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

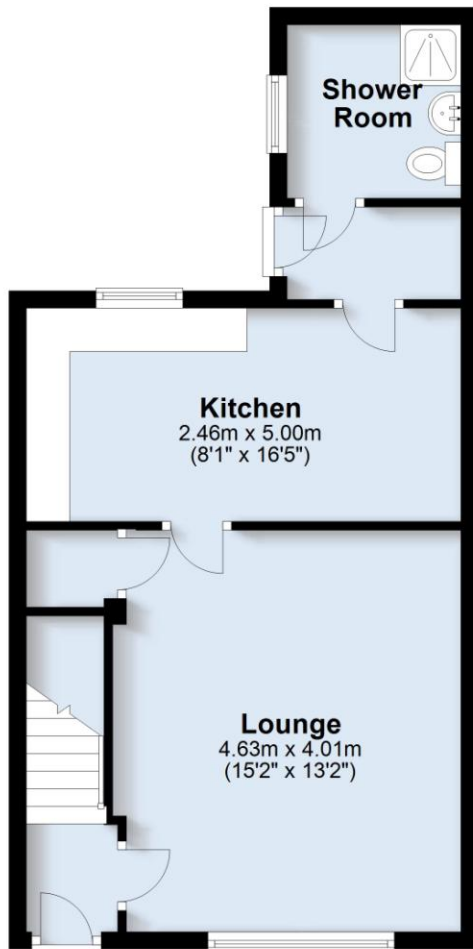
### **VIEWING**

Strictly by appointment with Ulllyotts.

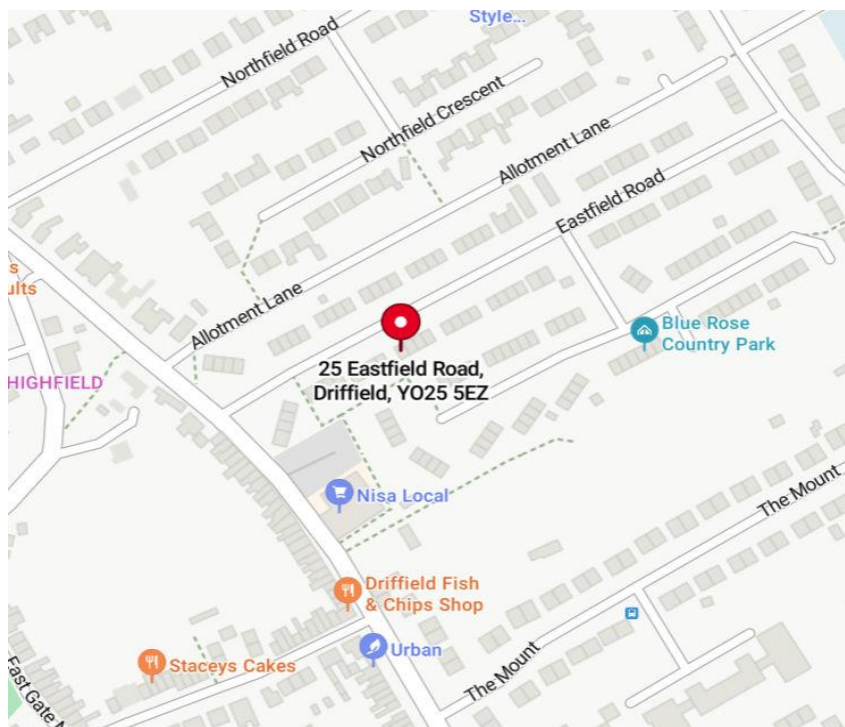
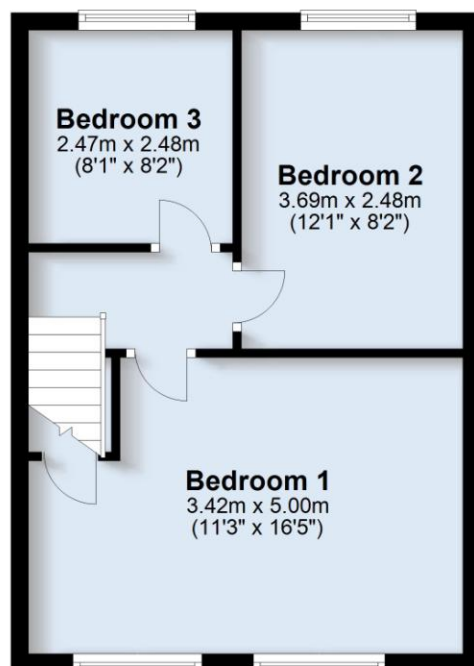
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 78 sq m

### Ground Floor



### First Floor





# Why Choose Ulllyotts?



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