



23 Bracken Road  
Driffield

YO25 6UJ

ASKING PRICE OF

**£160,000**

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456



2



1



1



Garage



Gas Central Heating

## 23 Bracken Road, Driffield, YO25 6UJ

A fabulous opportunity to purchase an established inner terrace house and potentially, a great first home. The property is located within a popular residential setting and is presented to the highest order throughout. It also includes a single garage and parking.

### 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, M&Co, 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.



## Accommodation

### FRONT ENTRANCE LOBBY

With door leading into:

### LOUNGE

19' 1" x 11' 7" (5.82m x 3.54m)

With quarter-turn staircase leading off to the first floor and built-in understairs storage cupboard. Front facing window. Radiator.

### KITCHEN

11' 7" x 7' 0" (3.55m x 2.14m)

Fitted with a traditionally styled range of units including base and wall mounted cupboards along with an inset sink with single drainer and mixer tap, integrated fridge/freezer and door to the rear.

### FIRST FLOOR

### LANDING

### BEDROOM 1

11' 6" x 8' 5" (3.53m x 2.59m)

With front facing window. Radiator.

### BEDROOM 2

11' 7" x 11' 0" (3.54m x 3.37m)

With rear facing window. Radiator.

### BATHROOM

With suite comprising panelled bath having a mixer shower over, pedestal wash hand basin and low level WC.

### OUTSIDE

The property stands back from the road behind an open plan front garden. To the rear of the property is an area of fenced predominantly gravelled garden. There is a single garage which is accessible off the adjacent cul-de-sac, Clematis Close, where there is also a single parking space.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 58 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 B.

### **ENERGY PERFORMANCE CERTIFICATE**

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

### **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?

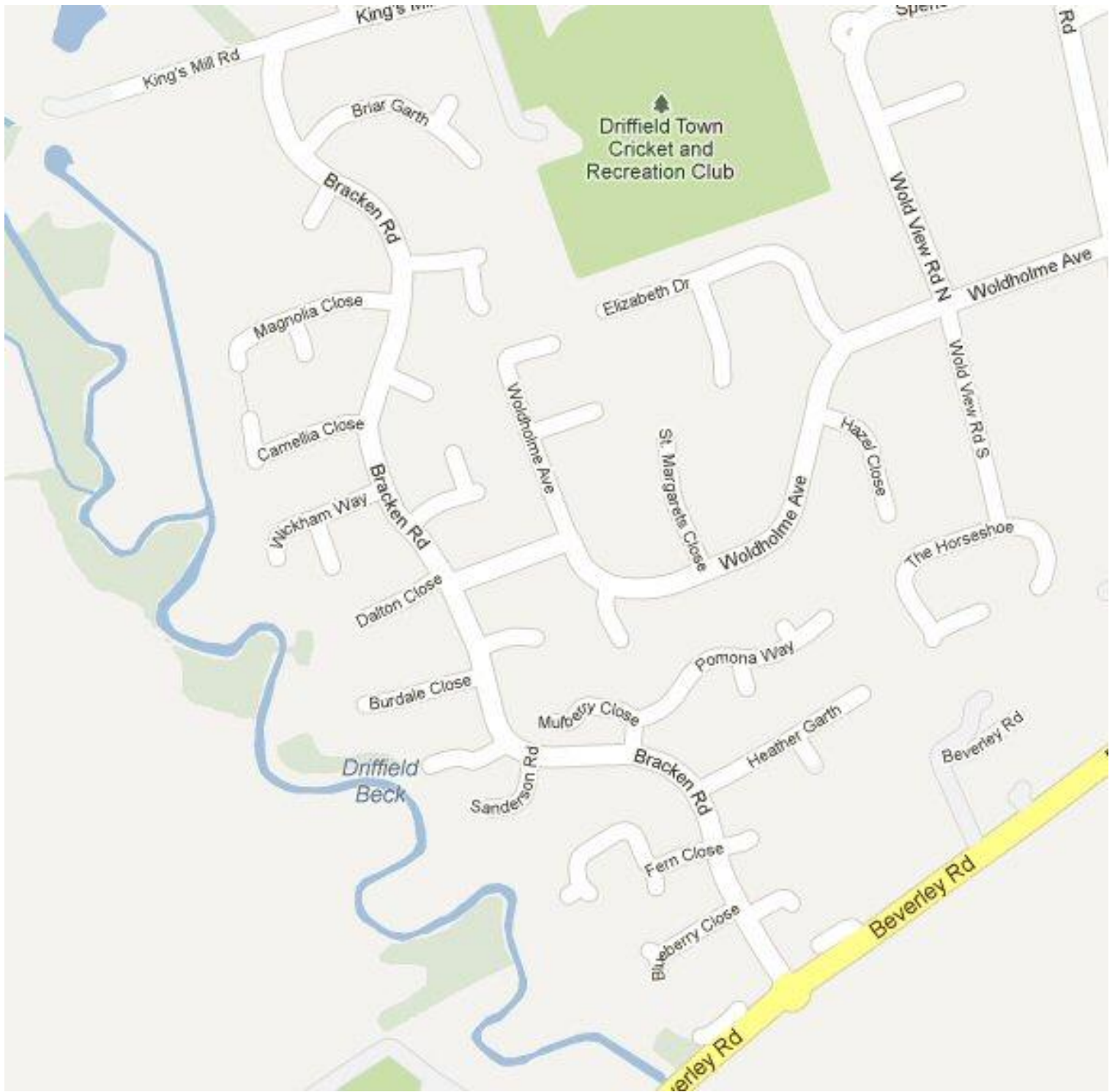
**WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW**

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

### **VIEWING**

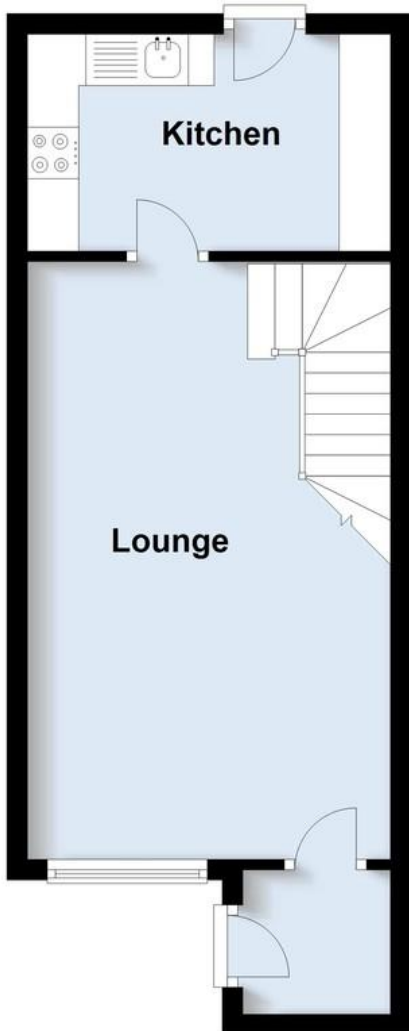
Strictly by appointment (01377) 253456

Regulated by RICS

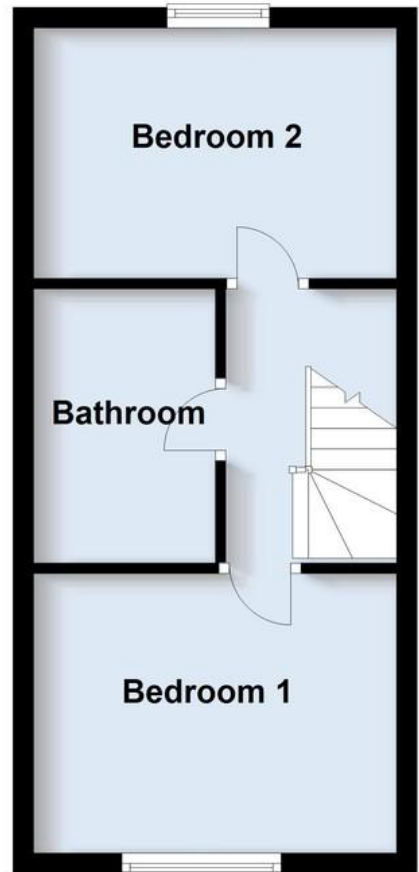


The stated EPC floor area, (which may exclude conservatories),  
is approximately 58 sq m

**Ground Floor**



**First Floor**



# Why Choose Ulllyotts?



Our guarantee to you  
**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.
- ✓ **Competitive Fees**  
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.

# ■ Ulllyotts ■

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



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations