



15 Brook Street
Drifffield
YO25 6QP

ASKING PRICE OF

£97,500

2 Bedroom Mid terrace house

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



2



1



1



On Road
Parking



Gas Central Heating

15 Brook Street, Drifffield, YO25 6QP

Conveniently situated for access into the town centre, which is only a very short walk, this is a rare opportunity to purchase a competitively priced inner terrace house. General upgrading is required and this is likely to include re-fitting of the kitchen and bathroom along with various aspects of decoration.

The sale of this property represents an excellent opportunity for first-time buyers, investors or even DIY enthusiasts who wish to purchase a competitively priced home and improve this to their own specification and requirements.

The accommodation on offer includes two reception rooms as well as two bedrooms and, in addition, the property has a rear garden.

DRIFFIELD

Drifffield 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 Room



Bathroom



Bedroom

Accommodation

ENTRANCE INTO:

LOUNGE

13' 4" x 10' 11" (4.08m x 3.33m)

With front facing window and cast-iron fireplace (ornamental). Coved ceiling. Radiator.

DINING ROOM

11' 5" x 10' 5" (3.5m x 3.2m)

With rear facing window. Tiled fireplace and hearth, coved ceiling and built in under stairs storage cupboard. Door leading to staircase to first floor. Radiator.

KITCHEN

9' 2" x 6' 0" (2.81m x 1.83m)

Fitted with a range of kitchen units including base, drawer and wall cupboards. Integrated electric hob with extractor, integrated electric oven, inset stainless steel sink with base cupboard beneath and plumbing for automatic washing machine. External door.

BATHROOM

With bath having a shower over and glass side screen, low level WC and pedestal wash basin.

FIRST FLOOR

BEDROOM 1

13' 5" x 10' 10" (4.11m x 3.32m)

With front facing window and feature cast-iron fireplace (ornamental). Radiator.

BEDROOM 2

10' 11" x 10' 3" (3.35m x 3.13m)

With rear facing window and cast-iron fireplace (ornamental). Radiator.

OUTSIDE

The property is built flush to the pavement. There is a side passage which leads to the rear of the property with Number 15 having a pedestrian right of access over the adjacent property. To the rear of the property is an area of yard, outbuilding and further expanse of garden. This can be made private as effectively, this is the end property.

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. *** WE UNDERSTAND THAT THE BOILER IS CURRENTLY NON-FUNCTIONAL

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



Rear Elevation

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

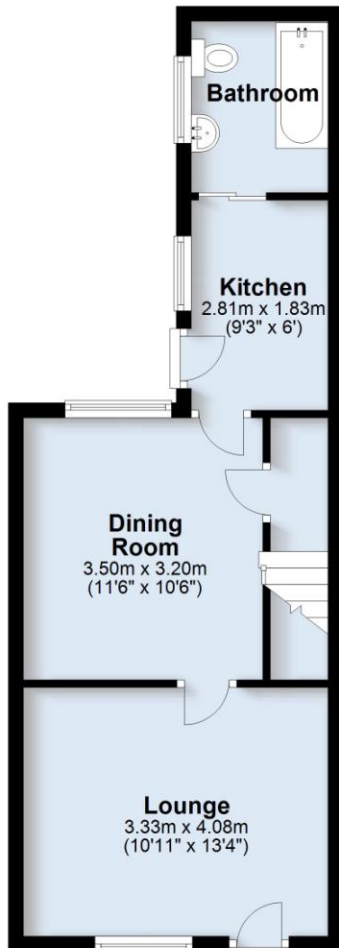
Strictly by appointment with Ulllyotts.

Regulated by RICS

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

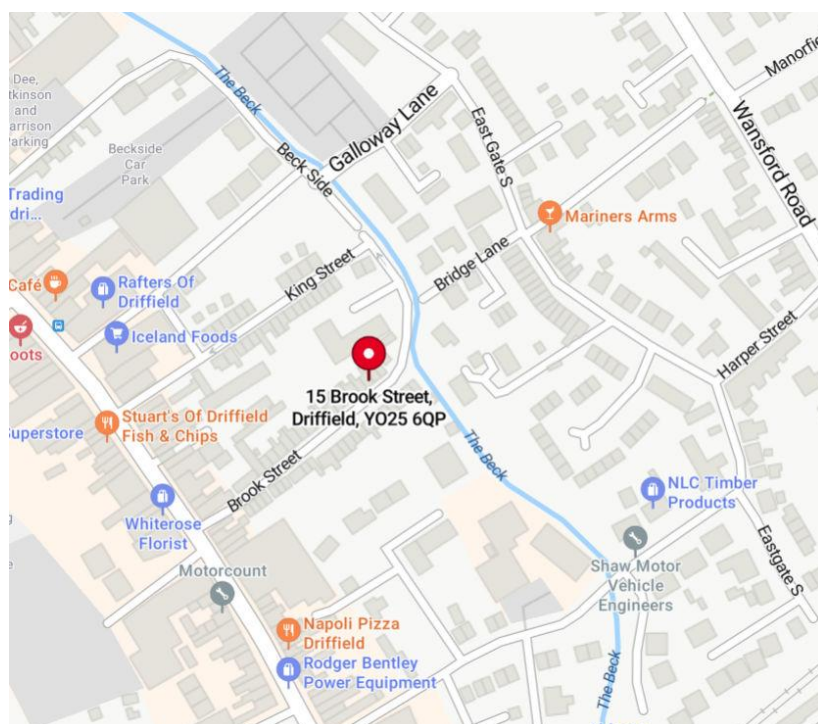
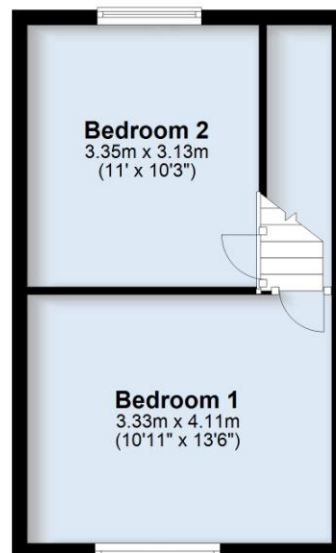
Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)

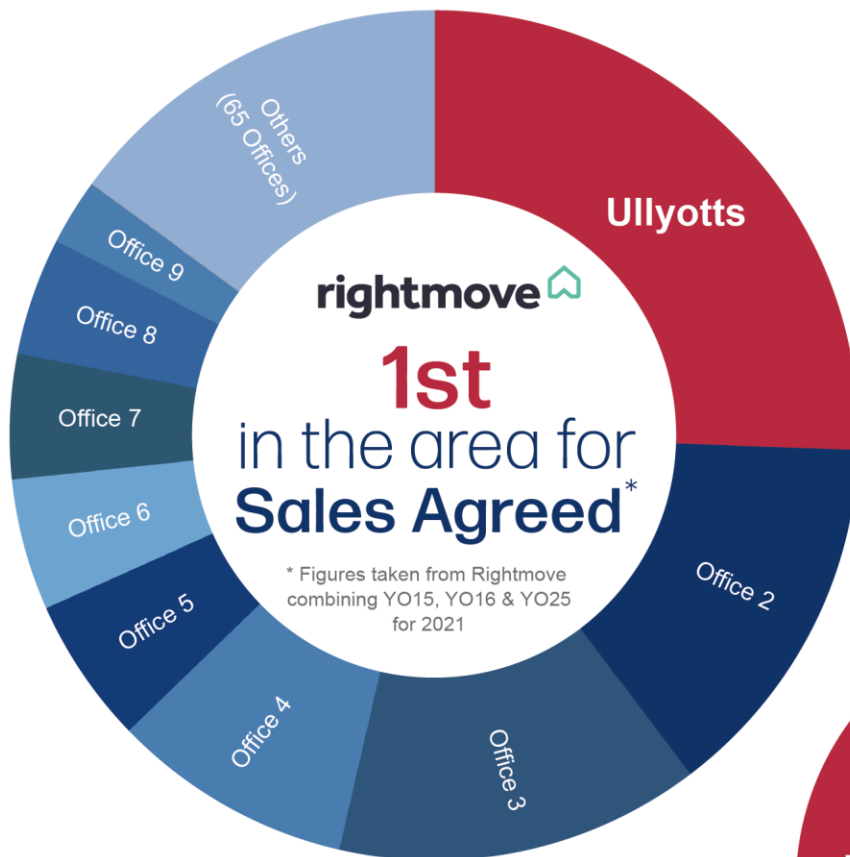


First Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



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.

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EST 1891



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