



6 Middle Street North
Driffield

YO25 6ST

ASKING PRICE OF

£350,000

4 Bedroom End Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Cattery



Double
Garage



Gas Central Heating

6 Middle Street North, Driffield, YO25 6ST

A very individual property comprising an extensive Victorian house with the added benefit of off-street parking and double garage to the rear, private gardens and additional potential business opportunity. The owners of the property currently operate a cattery and the property includes purpose constructed housing suitable for this business, the specification for which is exceptionally high.

The house itself features two main reception rooms plus kitchen and breakfast room. There are three bedrooms on the first floor along with the house bathroom whilst, on the uppermost floor is a master bedroom with feature exposed timbers and its own en-suite.

The location of this property is again advantageous for the purpose of potential business use or indeed, if convenient access into the town centre is required, as this is literally only a short walk away.

In summary, this is a truly rare parcel of property in exceptional condition throughout and offers more than first appears!

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



Sitting Room



Breakfast Room



Kitchen

Accommodation

ENTRANCE HALL

With staircase leading off having a spindle balustrade and wooden flooring. Understairs storage cupboard.

LOUNGE

15' 3" x 10' 1" (4.65m x 3.09m)

With feature brickwork fireplace, large timber beam and grate. Picture rail and wooden shutters. Column radiator. Carpet.

SITTING ROOM

22' 8" x 12' 3" (6.91m x 3.74m)

With feature brickwork fireplace and timber overmantel housing a log burning stove. Exposed wooden flooring, coved ceiling and alcove shelving. Two radiators.

BREAKFAST ROOM

12' 1" x 10' 6" (3.7m x 3.21m)

With exposed wooden flooring. Built-in pine cupboards, feature cast iron fireplace and alcove shelving. Radiator. Door leading into:

KITCHEN

13' 10" x 10' 6" (4.23m x 3.21m)

Fitted with a range of traditionally styled kitchen units in cream with panelled doors including base and drawer units with

separate drawer cupboards and wall mounted cupboards to match. Glass fronted display cupboards and shelving.

Space for a fridge freezer, space and provision for a Range style cooker with extractor canopy over. Space and plumbing for automatic washing machine and dishwasher. Ceramic tiled floor and inset ceramic sink.

CLOAKROOM/WC

With low level suite.

FIRST FLOOR

LANDING

With ornate arched window.

BEDROOM 2

15' 1" x 10' 3" (4.6m x 3.13m)

With cast iron fireplace and column radiator. Front facing window with wooden shutters. Coved ceiling and carpet.

BEDROOM 3

12' 2" x 10' 7" (3.72m x 3.24m)

With carpet and coved ceiling. Radiator.



Bedroom 2



Bedroom 3



Master Bedroom



Shower Room

BEDROOM 4

10' 9" x 9' 1" (3.29m x 2.79m)

With carpet and covered ceiling. Radiator.

SECOND FLOOR

With storage cupboard.

MASTER BEDROOM

15' 0" x 15' 6" (4.58m x 4.73m)

A superb room with exposed beams and painted brickwork chimney breast together with sloping ceilings and Velux style windows. Radiator. Carpet.

SHOWER ROOM

With shower enclosure (restricted height) and low level WC plus wash hand basin. Low ceiling and exposed beams.

Wooden flooring.

BATHROOM

Superbly fitted with a white suite comprising curved edge bath with shower over and glass curved shower screen. Pedestal wash basin and low level WC. Wet wall finish to the walls. Chrome heated towel radiator. Vinyl flooring.

OUTSIDE

The property stands flush to the pavement. There is vehicle access to the side and this leads to a large drive. The drive in

turn leads to a substantial detached double garage with upper level and further sheds to the side and rear.

Immediately to the rear of the property is a covered seating/patio area with worktop, units and sink overlooking the attractive mature garden.

The property also operates a 5 star working cattery with a separate enclosed exercise area and several luxury heated units.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 157 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.



Bathroom



Covered Area



Outside



Garages

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 E. 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.



Cattery

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VIEWING

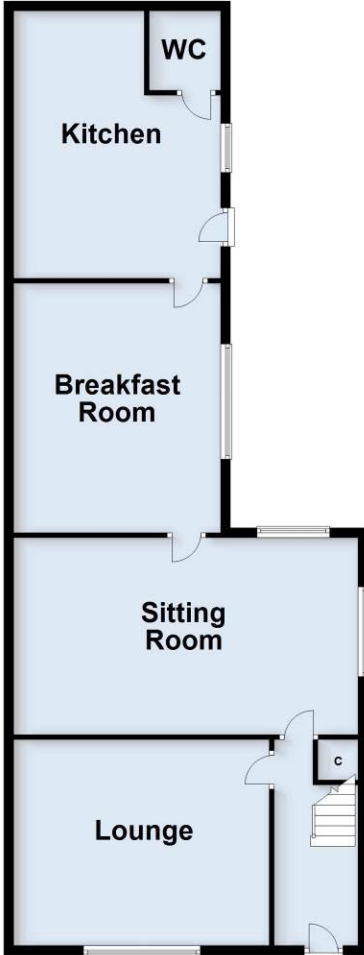
Strictly by appointment with Ulyyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 157 sq m

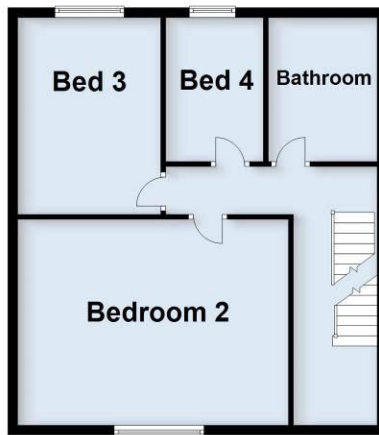
Ground Floor

Approx. 106.8 sq. metres (1149.9 sq. feet)



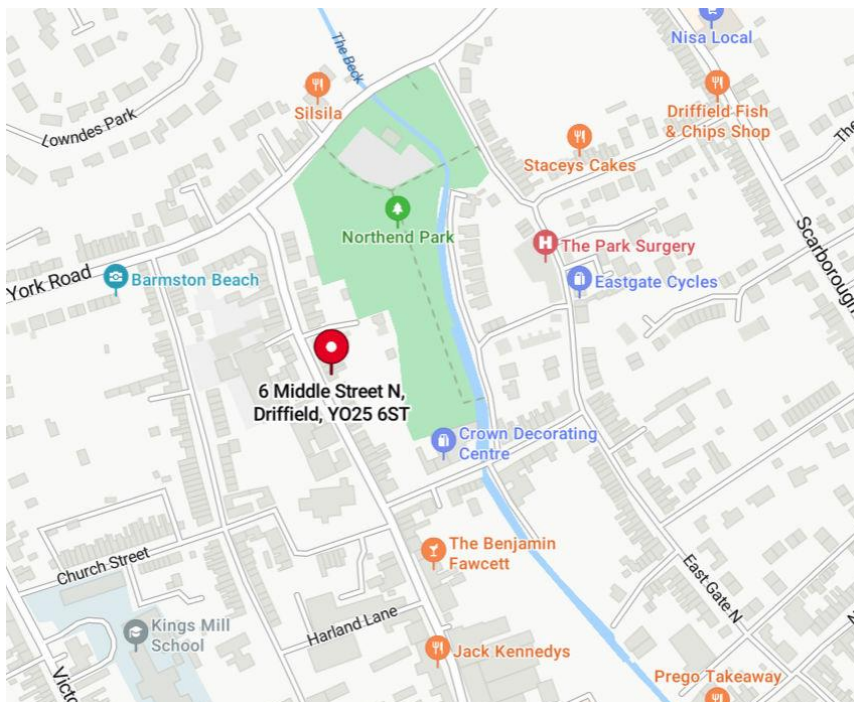
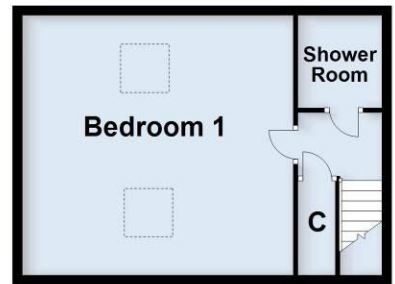
First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Second Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Why Choose Ulllyotts?



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**We will never be
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- ✓ **Dedicated Teams**
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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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