



63 Middle Street North  
Driffield

YO25 6SU

ASKING PRICE OF

**£150,000**

3 Bedroom Mid terrace house

■ **Ulllyotts** ■  
EST 1891

01377 253456



Lounge



3



2



1



On Road  
Parking



Gas Central Heating

## 63 Middle Street North, Driffield, YO25 6SU

Located within a stones throw of the town centre thoroughfare in an attractive elevated position, this is a superb, Victorian terrace house offering a spacious range of accommodation which includes two main reception rooms, two first floor bedrooms and useful attic room.

An ideal home for those looking for traditional features, the property has been extended and retains many original characteristics internally and is in good order throughout. It also offers further scope for the new owner to enhance the accommodation and add additional features in line with their own tastes and requirements.

Externally, there is a rear enclosed courtyard ensuring minimal maintenance.

### 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.



Sitting Room



Breakfast area



Kitchen



Courtyard

## Accommodation

### ENTRANCE HALL

With straight flight staircase leading off to the first floor.  
Radiator.

### LOUNGE

13' 5" x 12' 0" (4.1m x 3.66m)  
With wooden flooring. Radiator. Log burning stove and tiled hearth. Front facing bay window.

### SITTING/ DINING ROOM

12' 10" x 11' 5" (3.92m x 3.5m)  
With radiator, built in under stairs storage cupboard and patio doors leading out onto the courtyard. Open fire with wooden surround and tiled hearth. Door leading to:

### KITCHEN

18' 11" x 10' 6" (5.77m x 3.21m)  
With radiator. Built in range of kitchen units including base and wall mounted cupboards along with worktops. Range style cooker in situ with chimney extractor fan above. Integrated dishwasher. Tiled flooring.

### FIRST FLOOR

### LANDING

### BEDROOM 1

13' 2" x 11' 7" (4.02m x 3.54m)  
With fitted range of wardrobes having sliding doors, radiator and front facing window.

### BEDROOM 2

11' 10" x 9' 10" (3.61m x 3.02m)  
With rear facing window, radiator and built-in cupboard concealing gas-fired boiler.

### BATHROOM

With white suite comprising P shaped panelled bath having a curved glass screen over an electric shower in situ. Low-level WC and wash basin. Radiator.



Bathroom



Bedroom



Bedroom



Attic

## SECOND FLOOR

### ATTIC

### OUTSIDE

Property stands back from the roadside in a slightly elevated position with its own front forecourt. To the rear of the property is an enclosed courtyard with pedestrian right of access over adjacent properties.

### 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.

### SERVICES

All mains services are available at the property.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### ENERGY PERFORMANCE CERTIFICATE

Once available, 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.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

### 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?

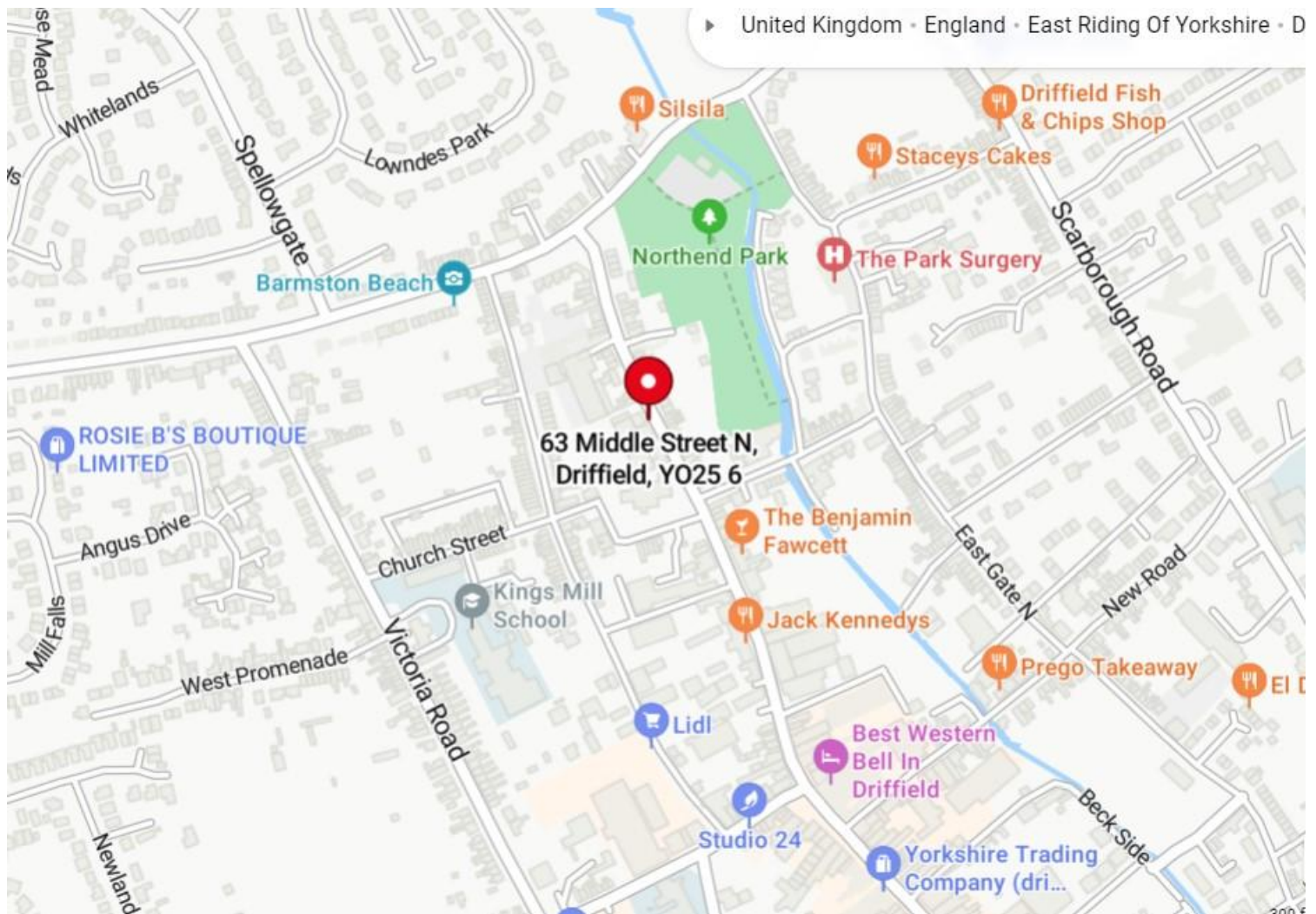
WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

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

### NOTES

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.

#### VIEWING

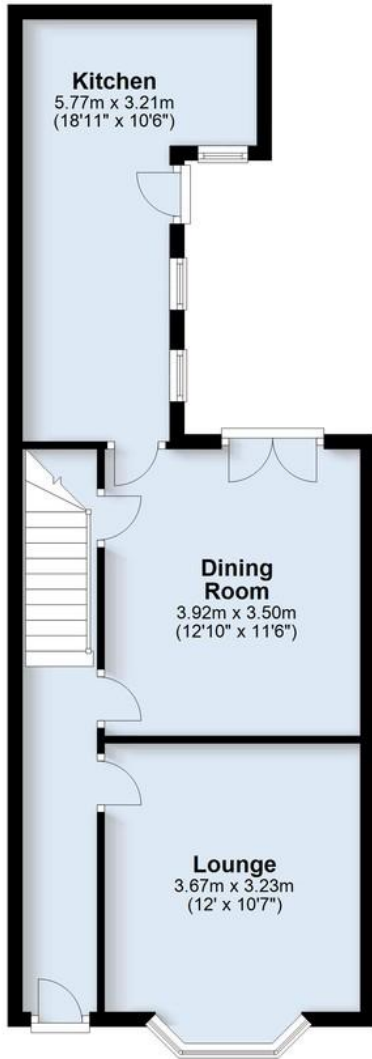
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 110m squared

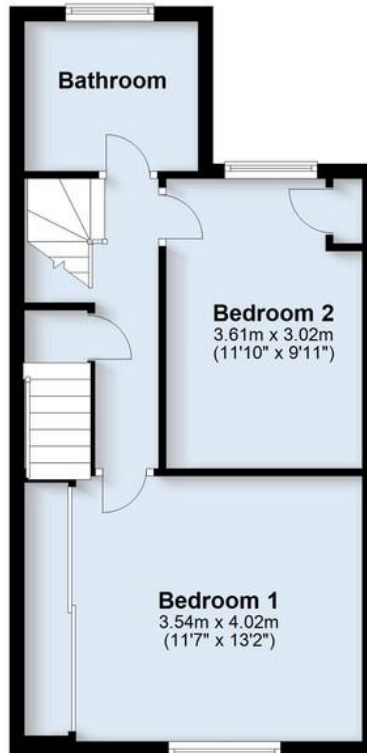
### Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



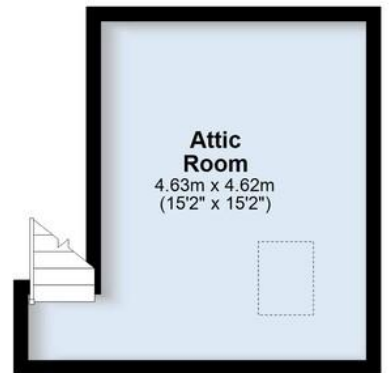
### First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



### Second Floor

Approx. 17.7 sq. metres (190.5 sq. feet)



# Why Choose Ulllyotts?



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**We will never be  
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Ulllyotts guarantee that we will never be beaten on fees.
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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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