



27 Victoria Road  
Driffield  
YO25 6UG

ASKING PRICE OF

**£210,000 – NO CHAIN**

4 Bedroom Mid Terrace House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



On Road  
Parking



Electric Heating

## 27 Victoria Road, Driffield, YO25 6UG

Offered with immediate vacant possession and NO CHAIN, this is a substantial Victorian terrace house that is conveniently situated for access into Driffield itself and provides a substantial range of accommodation.

The property has been well maintained by the previous occupants, however, would now benefit from some updating which may well include installation of a more modern central heating system, replacing the Economy 7 storage heaters, re-decoration of the interior and floor coverings amongst other items.

The range of accommodation includes two reception areas which have been combined from two rooms, substantial fitted kitchen, lobby and ground floor bathroom. The first floor includes three double bedrooms and there is a further floor containing an attic which could provide a useful additional bedroom or even hobby room.

A particular feature of the property is the rear garden which is thoroughly enclosed and the house itself has its own private side passage leading from the front to the rear, making the garden secure - rare for this type of property!

### 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



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

### LOUNGE

12' 6" x 12' 1" (3.82m x 3.7m)

With front facing bay window. Decorative ceiling cornice, dado rail and fireplace with electric fire in situ. Economy 7 electric storage heater.

Opening into:

### SITTING ROOM

13' 1" x 11' 3" (4m x 3.45m)

With fireplace having an electric fire in situ. Coved ceiling and dado rail.

Double doors leading into:

### KITCHEN

13' 1" x 8' 10" (4m x 2.7m)

Extensively fitted with a range of kitchen units featuring white panelled doors and contrasting worktops. Inset sink with draining board, kick space heater, space for a Range style cooker (included) having a cooker hood over. Ceramic tiled floor. Rear facing window.

### LOBBY

With door leading out to the rear.

### BATHROOM

With panelled bath, pedestal wash hand basin and low level WC. Tiled floor. Chrome heated towel radiator.

### FIRST FLOOR

With electric storage heater and second staircase leading off to the attic.

### BEDROOM 1

12' 7" x 12' 2" (3.84m x 3.71m)

Rear facing window and electric storage heater.

### BEDROOM 2

12' 10" x 11' 3" (3.92m x 3.44m)

Front facing window and electric storage heater.

### BEDROOM 3

8' 11" x 6' 9" (2.72m x 2.07m)

Front facing window.

### SECOND FLOOR



Bathroom



Landing



Bedroom 1

**ATTIC** 19' 1" x 10' 7" (5.82m x 3.23m)

Accessed from a separate staircase from the landing. Sloping ceilings.

#### **OUTSIDE**

The property stands back from the road behind its own front forecourt. There is a side passageway which provides personal and private access to the rear.

To the rear of the property is an area of courtyard finished with plum slate and this gives way to a further expanse of predominantly lawned garden which includes a raised timber deck on the rear perimeter.

#### **FLOOR AREA**

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

#### **CENTRAL HEATING**

Currently, the property has various electric heaters in situ including some electric storage heaters on economy seven tariff. Hot water is via a gas boiler which also heats a radiator in the bathroom.

#### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.



Bedroom 2

#### **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 F.

#### **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.



Bedroom 3



Attic Bedroom 4

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### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

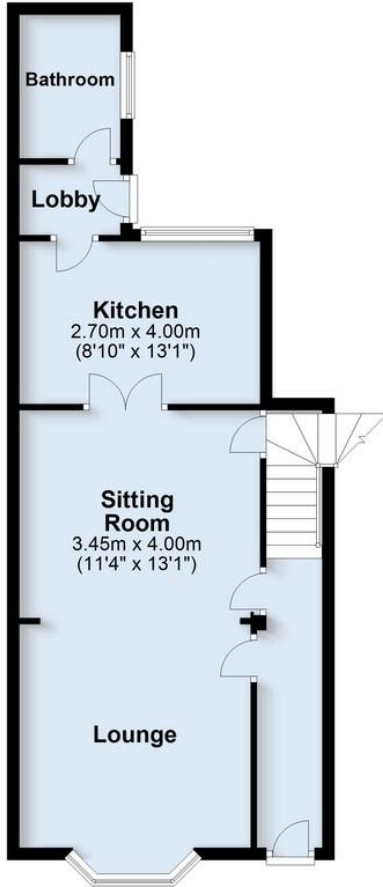


Garden

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

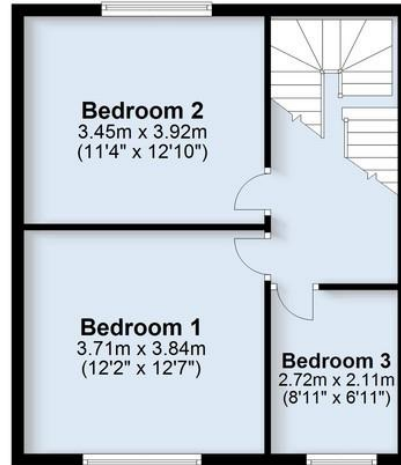
### Ground Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



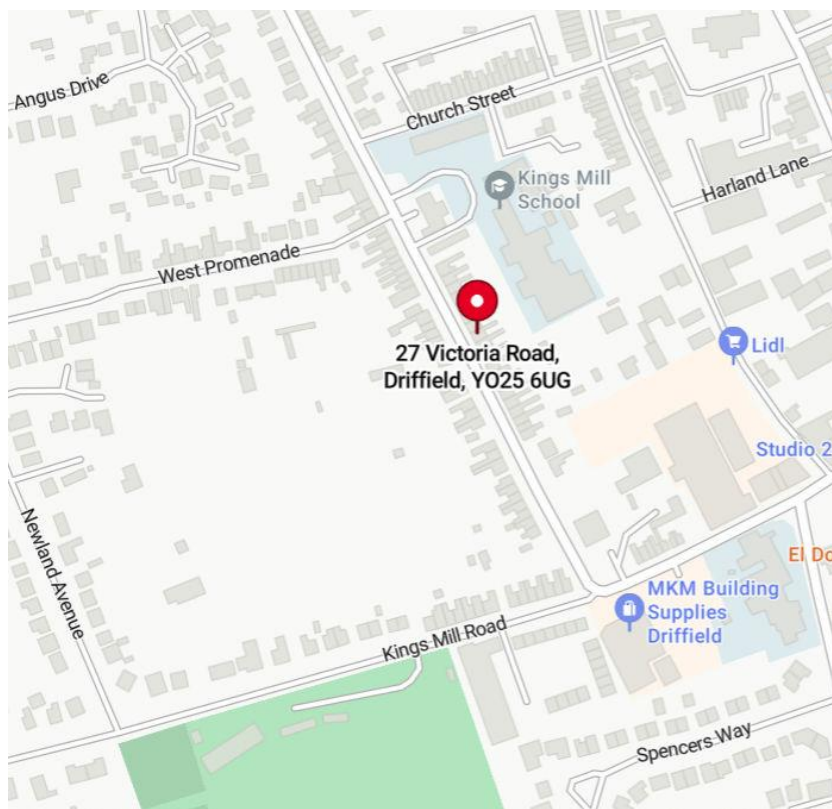
### First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



### Second Floor

Approx. 18.8 sq. metres (202.3 sq. feet)



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EST 1891



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