



6 Victoria Road
Driffield
YO25 6UD

ASKING PRICE OF

£125,000

2 Bedroom Mid Terrace House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



2



1



1



On Road
Parking



Gas Central Heating

6 Victoria Road, Driffield, YO25 6UD

A superb in terrace house, conveniently situated for access into the town centre and being located within a popular residential setting. The accommodation is well laid out over two floors and includes front facing lounge together with well fitted kitchen and useful utility/conservatory. The first floor provides two bedrooms plus shower room.

Externally, there is an enclosed yard/gravelled garden and patio to the rear making this a superb first home or even for those simply wanting manageable accommodation at an attractive price.

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.

ENTRANCE INTO

LOUNGE

12' 2" x 9' 8" (3.71m x 2.97m)

With front facing window and cast iron fire surround, built-in storage cupboard and radiator.

KITCHEN

12' 2" x 9' 5" (3.71m x 2.89m)

Being fitted with a wealth of modern kitchen units featuring sleek handleless doors including base and wall mounted cupboards along with drawers. Space for a slot in cooker with



Kitchen



Bedroom 1



Bedroom 2



Shower Room

Accommodation

extractor canopy over, space for a fridge freezer, inset sink with base cupboard beneath and breakfast area. Stairs leading off to the first floor.

CONSERVATORY/UTILITY

11' 10" x 5' 6" (3.61m x 1.69m)

A useful addition to the accommodation featuring plumbing for automatic washing machine.

FIRST FLOOR

BEDROOM 1

15' 5" x 9' 9" (4.72m x 2.98m)

With front facing window, built in storage cupboard and wardrobe. Radiator.

BEDROOM 2

9' 6" x 9' 7" (2.9m x 2.93m)

With rear facing window and radiator.

SHOWER ROOM

With well fitted shower area including shower enclosure, low-level WC and vanity wash basin. Wet walling to the walls.

OUTSIDE

The property is built flush to the pavement. There is a side passage which leads to the rear.

to the rear of the property is a gravelled area of garden with paved patio. There is a pedestrian right of access in favour of the adjacent property over the rear of this garden.

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

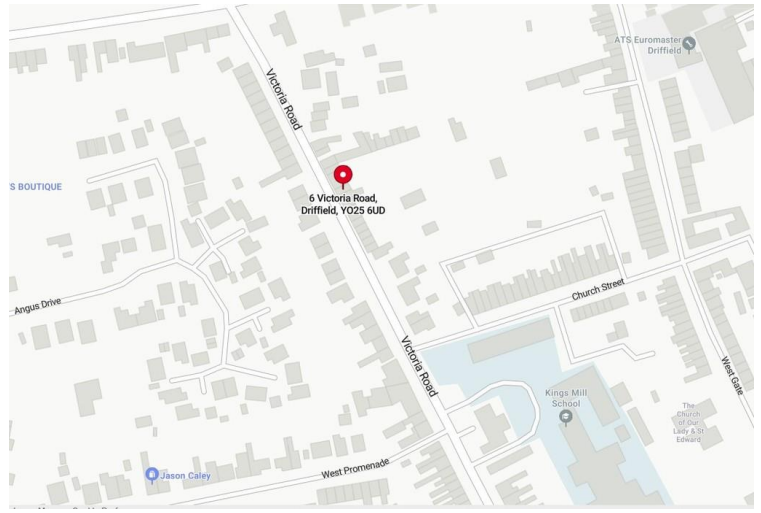
All mains services are available at the property.

TENURE

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

COUNCIL TAX BAND

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



map

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D. 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.

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?

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

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.

VIEWING

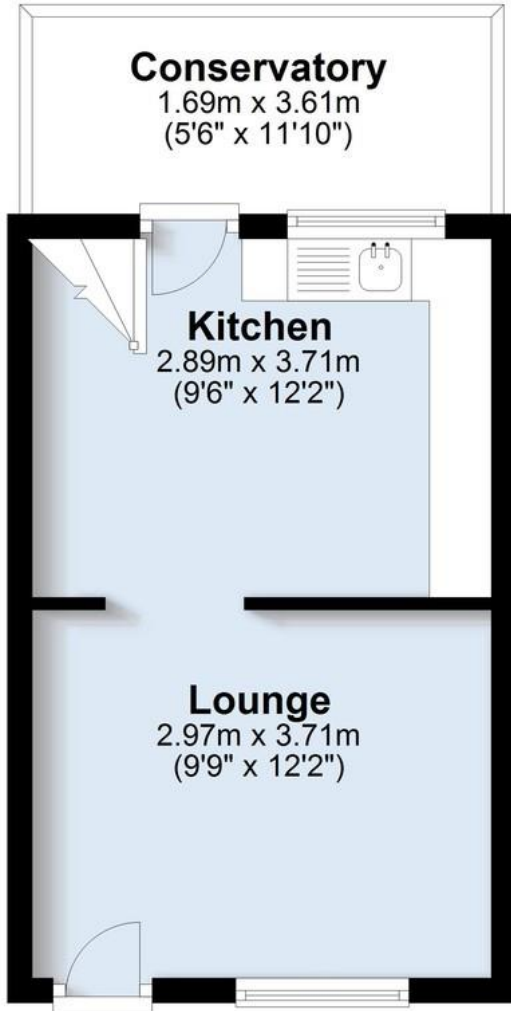
Strictly by appointment with Ulllyotts.

Regulated by RICS

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

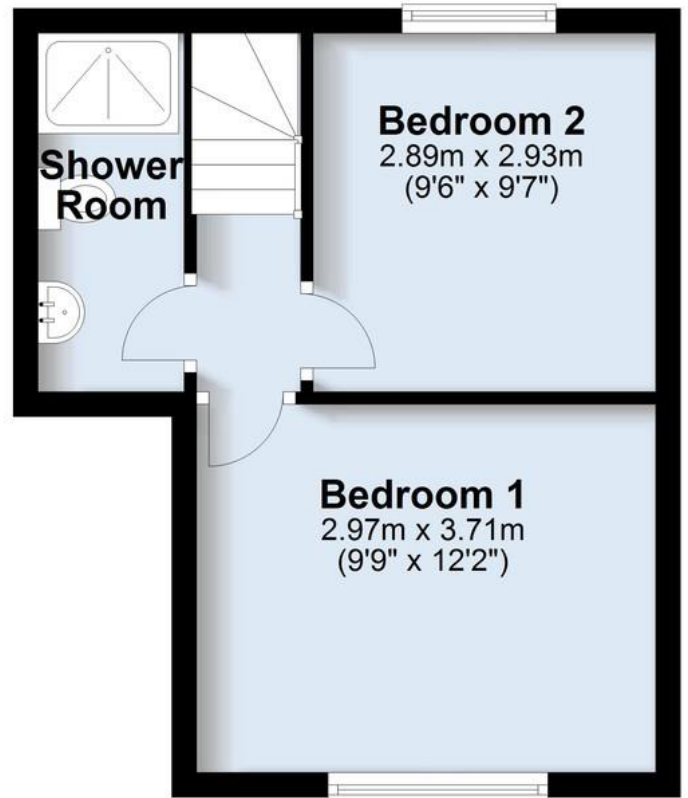
Ground Floor

Approx. 22.1 sq. metres (237.8 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.7 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.
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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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