



1 Riverhead Drive
Driffield

YO25 6NL

ASKING PRICE OF

£185,000

2 Bedroom End Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Side Garden



2



1



1



Garage



Gas Central Heating

1 Riverhead Drive, Driffield, YO25 6NL

The sale of 1 Riverhead Drive represents a rare opportunity to purchase one of only five modern homes set within a quite delightful cul-de-sac development within extremely close proximity of the town centre thoroughfare and having the benefit of a brick built garage.

Being one of the end properties, number one not only includes the usual rear garden which, in this instance is of a patio style, it also includes a side garden which is lawned and extremely private. Conveniently, there is also access to the single garage from this area.

The accommodation on offer is very well presented and includes lounge with dining area plus modern kitchen which has integrated appliances. The first floor features two bedrooms plus house bathroom with shower and bath.

THIS REALLY IS A SUPERB HOME in a lovely setting and is likely to appeal to a vast range of buyers from first-time buyers through to any other purchaser wishing to have more of a non-estate setting within close proximity of the town centre.

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



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

With straight flight staircase leading off to the first floor.

LOUNGE

11' 10" x 12' 5" (3.61m x 3.8m)

With front facing window and fitted laminate flooring, double panelled radiator, coved and textured ceiling.

Opening into:

DINING ROOM

9' 2" x 7' 5" (2.8m x 2.28m)

With double French doors leading out onto the rear.

KITCHEN

8' 11" x 7' 1" (2.72m x 2.17m)

Fitted with a modern range of kitchen units featuring base and wall mounted cupboards along with worktops. The doors are contemporary glossy grey and the range of appliances include a four ring gas hob and electric oven. Extractor hood.

Space and plumbing for automatic washing machine and stainless steel sink with base cupboard beneath.

FIRST FLOOR

BEDROOM 1

15' 0" x 10' 11" (4.59m x 3.35m)

With two front facing windows and built in storage cupboard.

BEDROOM 2

10' 3" x 7' 10" (3.14m x 2.4m)

With rear facing window. Radiator.

BATHROOM

With contemporary suite in white comprising panelled bath with electric shower over, low-level WC and wash hand basin. Tiled effect flooring and tiling around the bath plus splash backs.

OUTSIDE

Riverhead Drive is a small development of only five dwellings located just off Riverhead itself. The properties are set back from the road behind a shallow front forecourt and there are gardens to the rear. The garden to 'Number 1' being a patio style. In addition, there is also a side garden.

There is vehicular parking in the cul-de-sac and this property includes a brick built garage.



Bedroom



Bedroom



Bathroom



Patio style garden

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 48 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.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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.

WHAT'S YOURS WORTH?

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

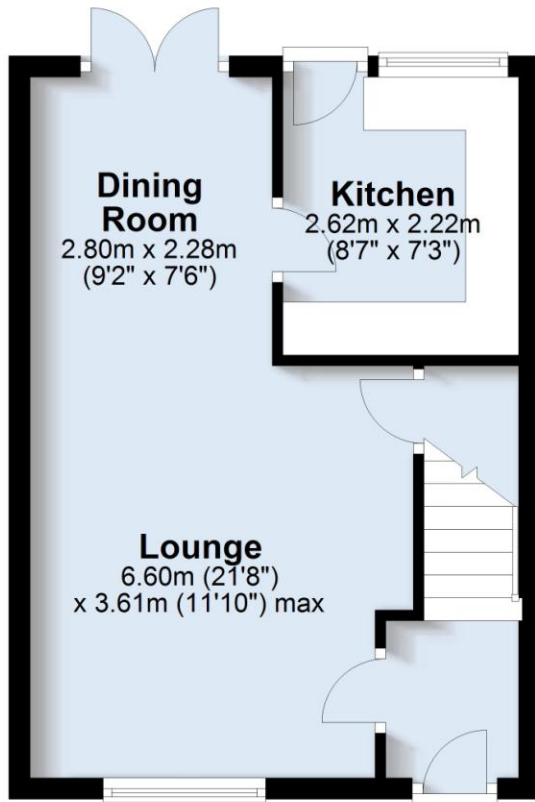
VIEWING

Strictly by appointment with Ulyyotts.
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 48 sq m

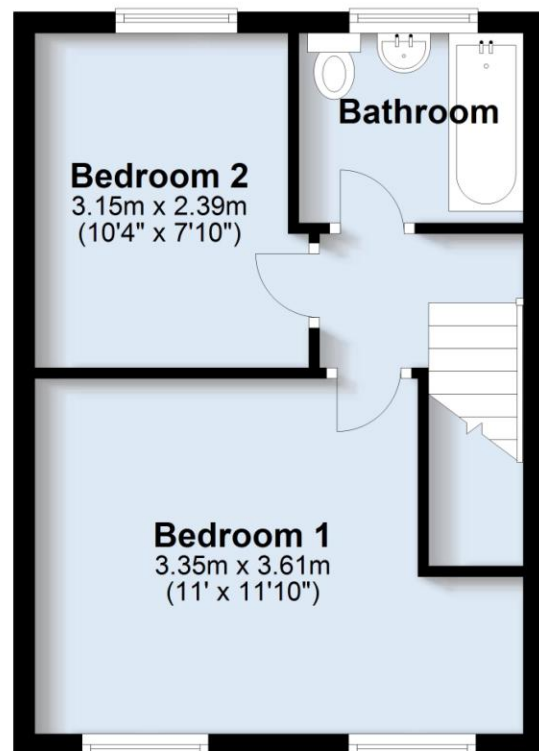
Ground Floor

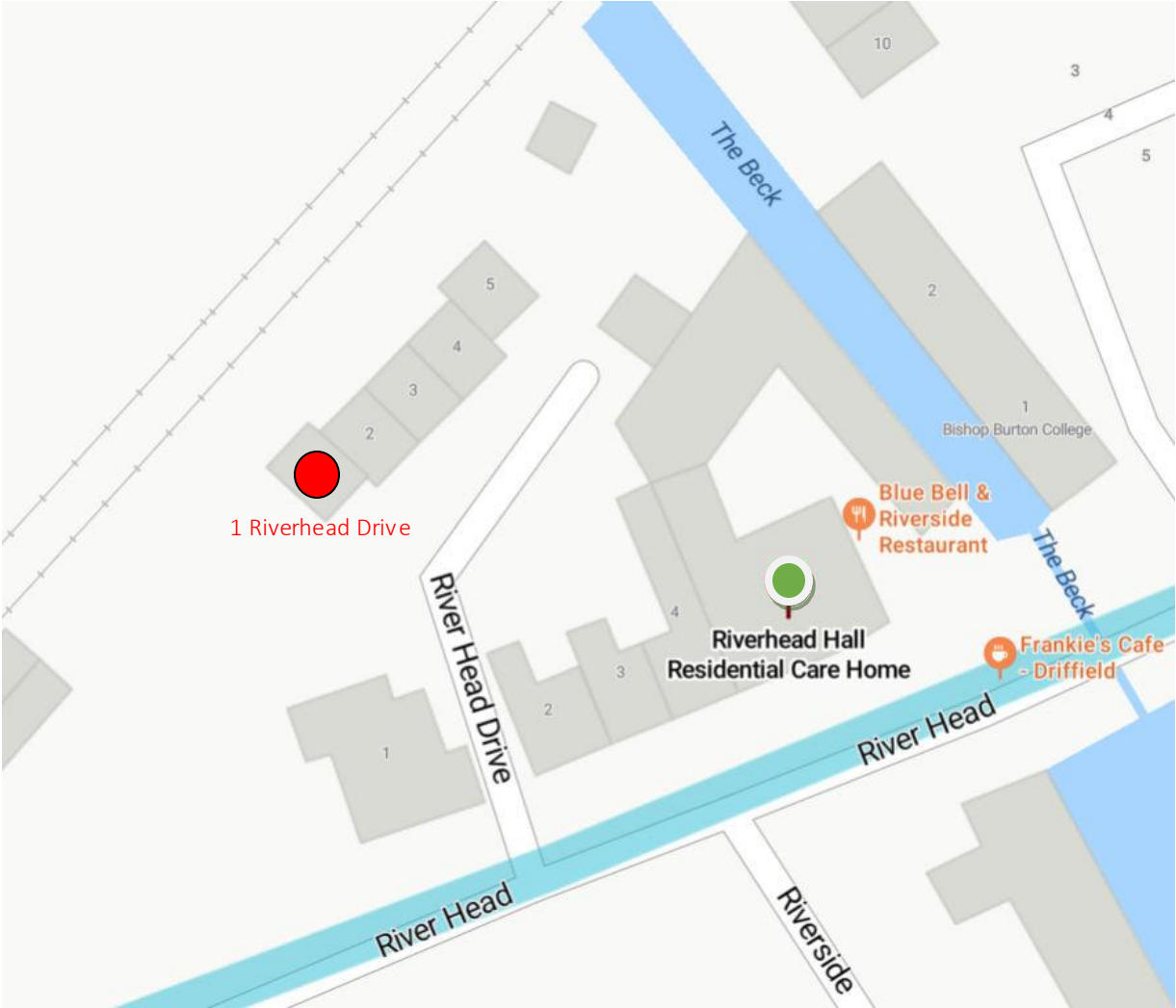
Approx. 35.2 sq. metres (379.0 sq. feet)



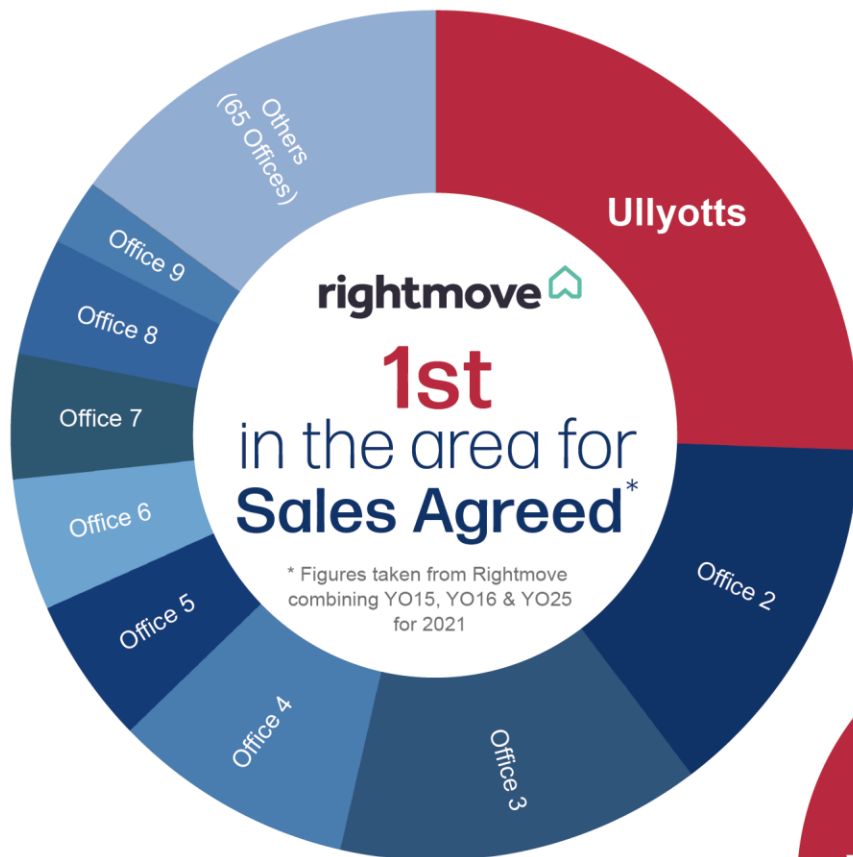
First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)










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■ Ulllyotts ■

EST 1891



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