



11 George Street  
Driffield  
YO25 6RA

£118,000

2 Bedroom Mid Terraced House

■ Ulllyotts ■  
EST 1891

01377 253456



Sitting Room



On Road  
Parking



Gas Central Heating

## 11 George Street, Driffield, YO25 6RA

Situated at the heart of Driffield, just off the town centre, this is a **two bedroom cottage with rear yard** offered for sale at a realistic price to effect early interest.

**Having been fully decorated prior to marketing, the property is ready for immediate occupancy in early inspection is recommended!**

### 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



Dining Room



Dining Room



Kitchen/Breakfast Room

## Accommodation

### UPVC FRONT ENTRANCE DOOR

Opening into:

### SITTING ROOM

11' 8" x 10' 8" (3.56m x 3.25m)

With feature exposed brick fire surround. Radiator.

### DINING ROOM

11' 11" x 6' 7" (3.63m x 2.01m)

With open staircase leading to first floor. Radiator.

Door to:

### INNER HALLWAY

Doors to:

### KITCHEN/BREAKFAST ROOM

15' 4" x 5' 6" (4.67m x 1.68m)

Circular stainless steel sink with circular drainer. Three single base units. Integrated "Hotpoint" electric oven with four-ring electric hob and extractor hood. One corner and three single wall mounted cupboards. Plumbing for automatic washing machine. Vinyl flooring. Central light fitting. Timber external door to courtyard.

### BATHROOM

With white suite comprising panelled bath with plumbed-in shower attachment over, pedestal wash hand basin and low-level WC. Fully tiled over bath. Ladder-style radiator.

### BEDROOM 1

11' 10" x 6' 6" (3.61m x 1.98m)

Radiator.

### BEDROOM 2

9' 0" x 6' 6" (2.74m x 1.98m)

Radiator.

### CENTRAL HEATING

Gas fired central heating to radiators.

### DOMESTIC HOT WATER

Provided by the central heating system.

### DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.



Bathroom



Bedroom



Bedroom



Outside

## OUTSIDE

The property is built flush to the pavement. To the rear of the property is an enclosed area of yard together with outbuilding.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 54 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?

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.

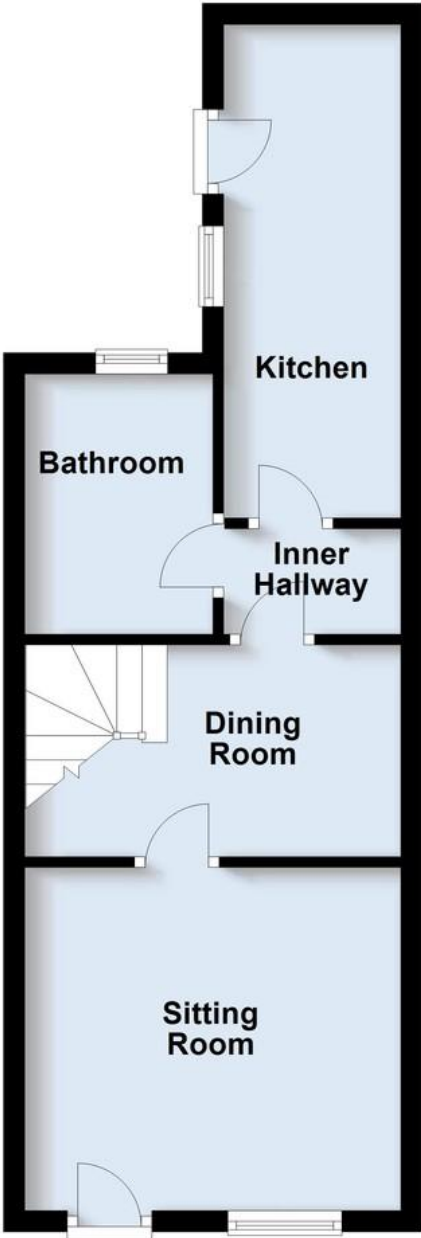
## VIEWING

Strictly by appointment with Ulllyotts.

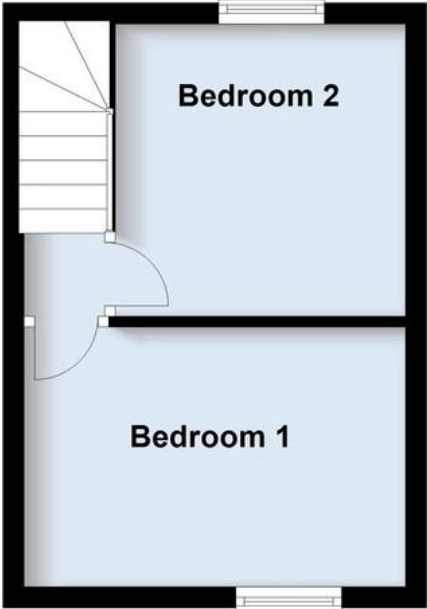
Regulated by RICS

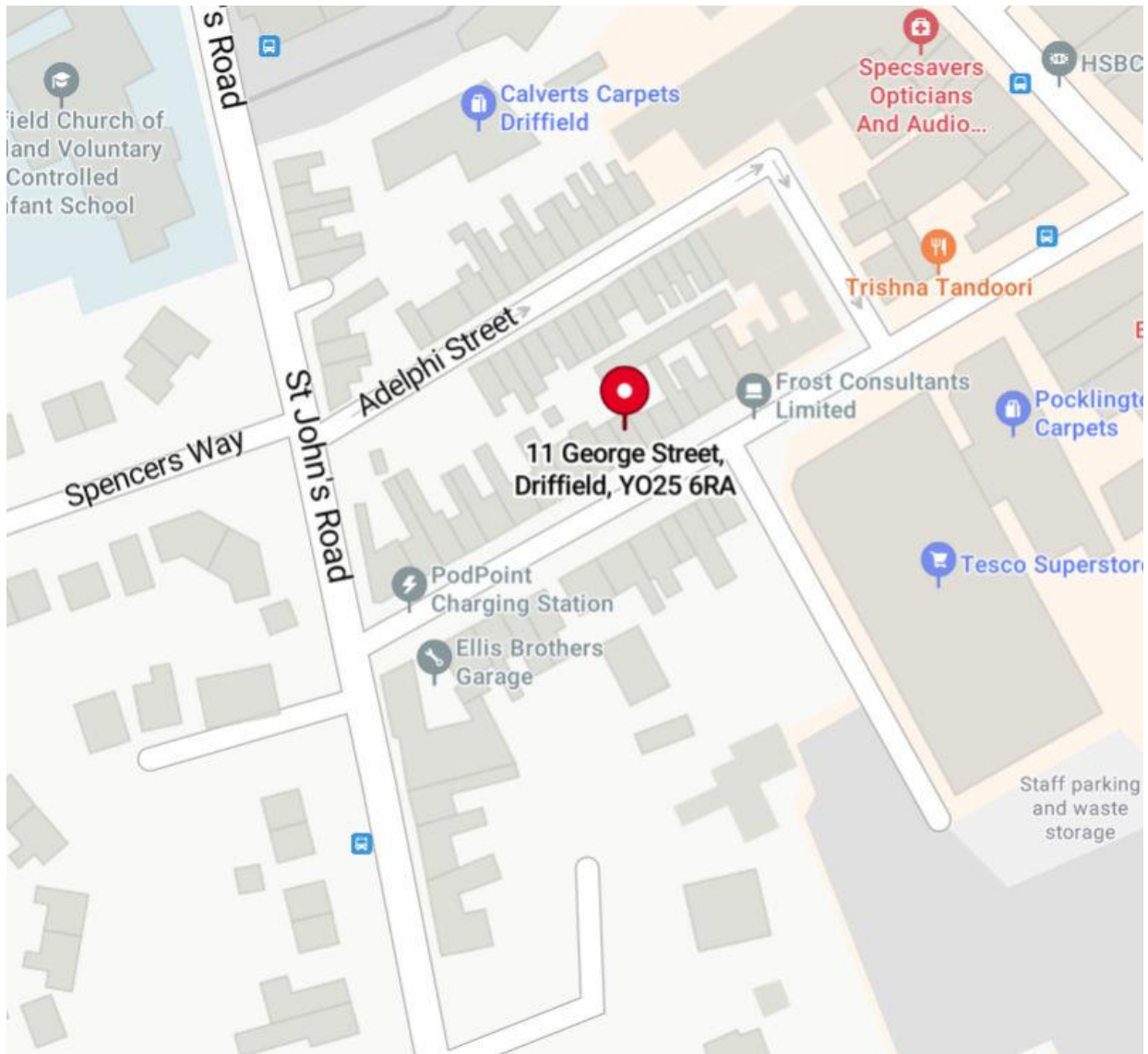
The stated EPC floor area, (which may exclude conservatories),  
is approximately 54 sq m

**Ground Floor**



**First Floor**





# 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.
- ✓ **Proven Results**  
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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