



13 George Street  
Driffield

YO25 6RA

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

## 13 George Street, Driffield, YO25 6RA

A cottage property located literally at the heart of the thriving town of Driffield, within a short walk of all town centre amenities. The property is beautifully presented throughout, having been recently refurbished and offers two bedroom accommodation with the added attraction of a rear facing garden/yard.

This is a property which may have wide appeal from first-time buyers through to many other buyers simply wanting town centre living with relatively low maintenance accommodation.

The accommodation briefly comprises, lounge, inner hall, fitted kitchen with appliances, two bedrooms and bathroom.

### 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



Kitchen



Bedroom



Bedroom

## Accommodation

### ENTRANCE INTO:

### LOUNGE

17' 1" x 11' 10" (5.23m x 3.61m)

With beamed ceiling feature and fire surround housing an electric fire. Front facing window. Radiator. Staircase leading to the first floor.

### INNER HALL

With large built-in storage cupboard and door leading to the exterior.

### KITCHEN

12' 2" x 7' 3" (3.73m x 2.21m)

With range of fitted kitchen cupboards featuring contemporary gloss finished doors including base cupboards plus drawer units along with wall mounted cupboards. Integrated electric oven and hob with glass splashback and extractor hood over. Space and plumbing for automatic washing machine. Inset sink with single drainer and mixer tap. Radiator.

### FIRST FLOOR

### BEDROOM 1

10' 2" x 10' 8" (3.1m x 3.26m)

With front facing window plus range of wardrobes. Radiator.

### BEDROOM 2

12' 4" x 7' 3" (3.78m x 2.21m)

With side window. Radiator.

### SHOWER ROOM

Contemporary shower enclosure with glass side screen and plumbed-in shower. Encased system WC and wash hand basin. Fully tiled walls. Radiator.

### OUTSIDE

The property is built to the pavement. To the rear is an enclosed area of yard which features a walled and fenced boundary area of artificial grass and gravel bed.

### FLOOR AREA

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

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom

### 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 (to be confirmed).

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

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



Bathroom



Rear

### VIEWING

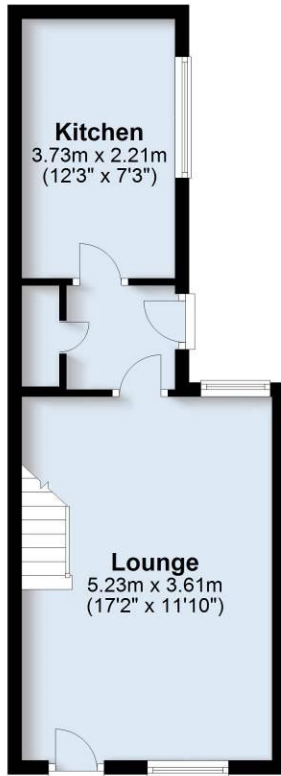
Strictly by appointment with Ulllyotts.

Regulated by RICS

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

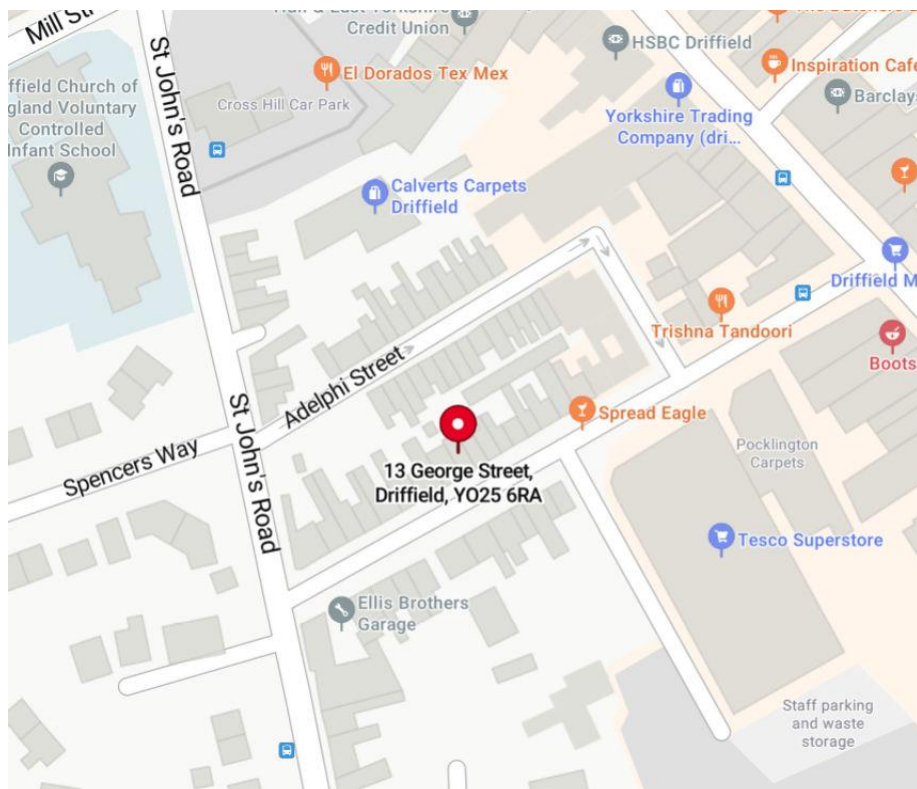
### Ground Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



### First Floor

Approx. 28.5 sq. metres (306.2 sq. feet)





# Why Choose Ulllyotts?



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