



22 Bridge Street
Drifffield
YO25 6DA

ASKING PRICE OF

£130,000

3 Bedroom End Terrace House

■ **Ulllyotts** ■
EST 1891

01377 253456



Driffield Beck



3



1



1



On Road
Parking



Gas Central Heating

22 Bridge Street, Driffield, YO25 6DA

Conveniently situated for access into Driffield town centre via Middle Street North which is within a stones throw of the front door, this is a surprisingly spacious end of terrace house which has a side aspect on to Driffield Beck.

The accommodation interior includes front facing lounge, fitted breakfast style kitchen, separate utility room and ground floor WC. The first floor provides three good-sized bedrooms.

The property is centrally heated and double glazed throughout and represents an excellent opportunity for first-time buyers through to older buyers who simply want lower maintenance accommodation within a short walk 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



Kitchen



Bedroom

Accommodation

ENTRANCE INTO:

LOUNGE

12' 3" x 12' 11" (3.75m x 3.94m)

With front facing window and solid fuel stove set within a chimney breast. Radiator.

KITCHEN

16' 4" x 12' 3" (5m x 3.75m)

Fitted with a range of modern style kitchen units comprising base cupboards with worktops over and wall mounted cupboards to match. Integrated four-ring gas hob with extractor over, electric oven and integrated kick space heater. Inset sink. Door to the rear.

UTILITY

5' 11" x 4' 5" (1.82m x 1.37m)

With plumbing for automatic washing machine and fitted worktop with integrated sink.

CLOAKROOM/WC

With low level WC and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

9' 8" x 9' 3" (2.97m x 2.82m)

With front facing window. Radiator.

BEDROOM 2

10' 4" x 7' 1" (3.16m x 2.16m)

With rear facing window. Radiator.

BEDROOM 3

9' 7" x 7' 0" (2.94m x 2.15m)

With side facing window. Radiator.

BATHROOM

With panelled bath, low-level WC and pedestal wash hand basin. Built-in storage cupboard.

OUTSIDE

The property is built flush to the pavement. There is a side passage which leads to the rear of the property. The adjacent properties enjoy a pedestrian right of access over the passage



Bedroom



Bathroom



Outside



Side Passage

way to the rear of their own houses. The passage provides the owners of Number 22 with a useful storage area.

There is a small area to the rear of the house, however, this is not enclosed and has the pedestrian right of access in favour of the adjacent properties.

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.

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 D.

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

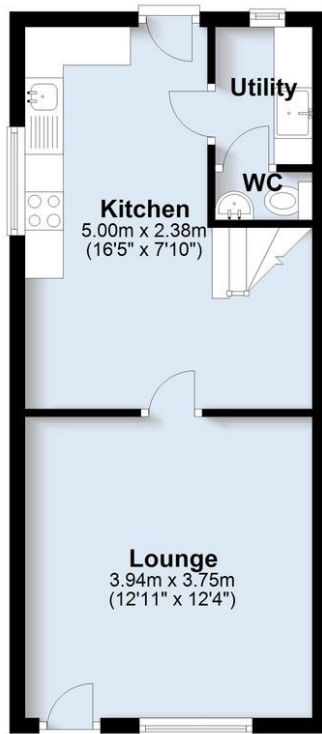
Strictly by appointment with Ulyyotts.

Regulated by RICS

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

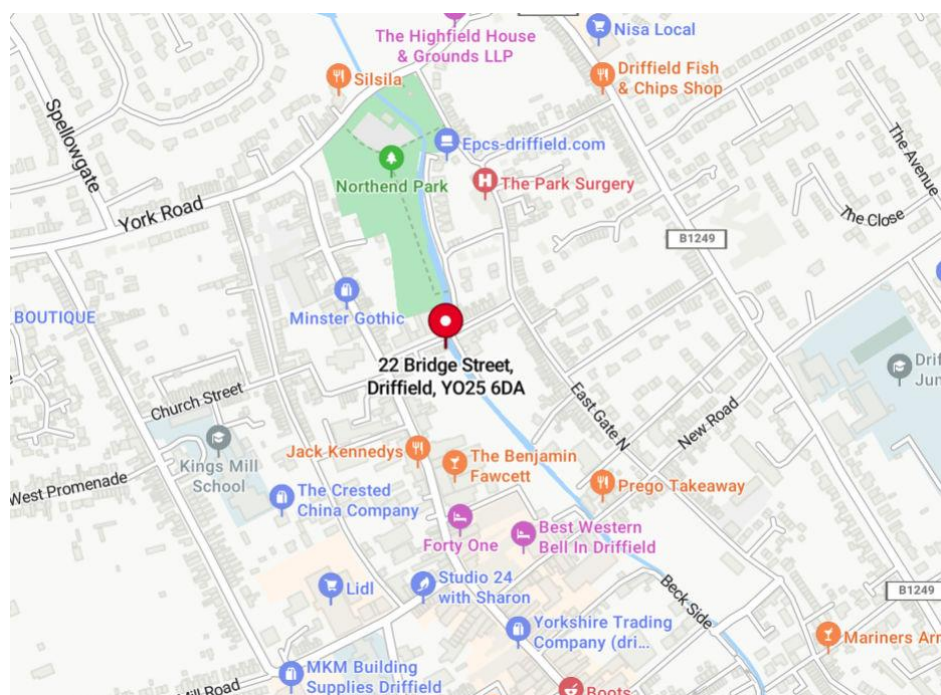
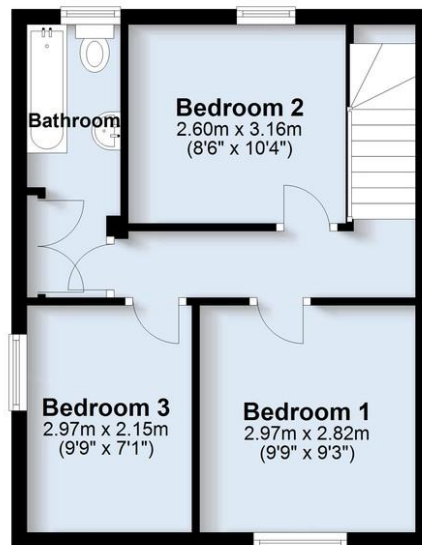
Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Why Choose Ulllyotts?



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- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
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Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
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EST 1891



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