



4 Harper Street
Drifffield
YO25 6LX

ASKING PRICE OF

£99,500

2 Bedroom Mid-Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Conservatory/Porch



2



2



1



On Road
Parking



Gas Central Heating

4 Harper Street, Driffield, YO25 6LX

A rare opportunity to acquire a good-sized inner terraced house within convenient access of the town centre offering excellent scope to modernise and upgrade creating a delightful home to the buyers own specification.

The accommodation includes two reception rooms as well as two main bedrooms and offers huge scope to develop into a truly lovely home. A particular feature being an area of garden to the rear which has a sunny southerly aspect along with useful outbuilding.

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



Sitting Room



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

LOUNGE

10' 10" x 10' 3" (3.31m x 3.13m)
Front facing room with a window onto Harper Street. Fireplace with fire in situ. Double panelled radiator.

SITTING ROOM

14' 6" x 10' 10" (4.44m x 3.32m)
With quarry tiled floor along with tiled fireplace and open fire. Rear facing window and double panelled radiator.

KITCHEN

9' 4" x 7' 2" (2.85m x 2.19m)
Fitted with a basic range of kitchen units and allowing access into:

BATHROOM

With huge potential to create a useful utility area but currently having a bath and wash hand basin.

SEPARATE WC

With low level suite.

CONSERVATORY/PORCH

Of uPVC construction and having doors out onto the garden.

FIRST FLOOR

BEDROOM 1

14' 4" x 9' 10" (4.37m x 3.42m)
A generously proportioned room with rear facing window and radiator.

DRESSING ROOM

7' 1" x 8' 1" (2.18m x 2.47m)
Offering huge scope to develop as a dedicated dressing room with direct access into:

BATHROOM

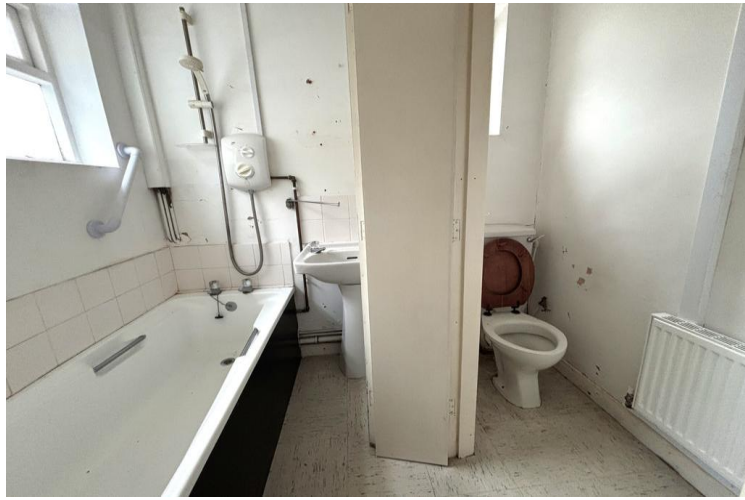
With low level WC, panelled bath and pedestal wash hand basin. Again, huge potential to develop into a dedicated en-suite for the master bedroom.

BEDROOM 2

14' 4" x 10' 3" (4.37m x 3.13m)
With front facing window and period style fireplace. Radiator.

OUTSIDE

The property stands flush to the pavement. To the rear is an



Bathroom with separate WC



Bedroom



Dressing Room



Bedroom

area of garden which also includes a useful store. There is a pedestrian right of access over the rear of the property in favour of neighbours either side.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 89 square metres.

CENTRAL HEATING

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

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.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

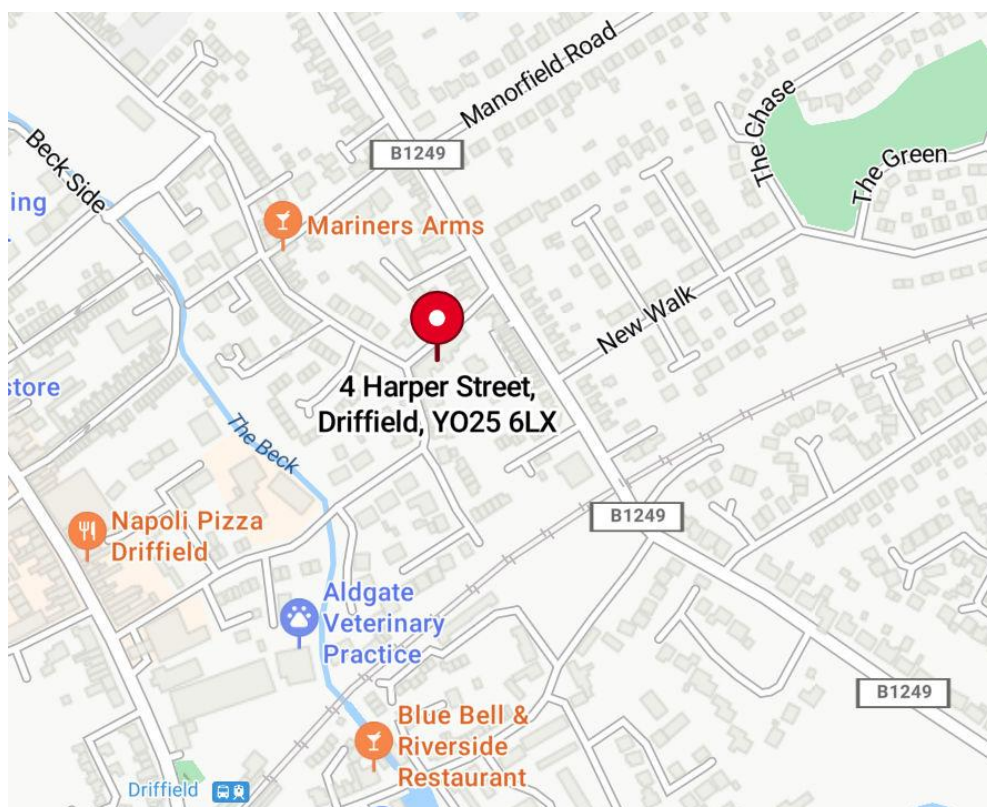
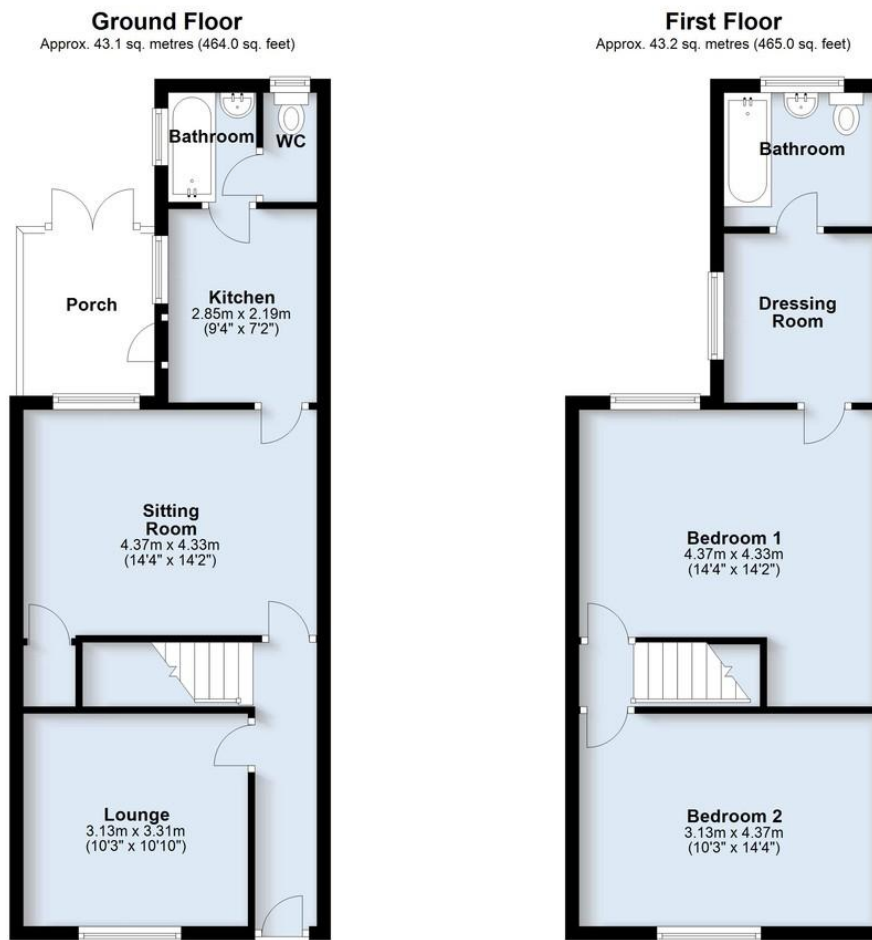


Bathroom



Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 89 sq m



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.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations