



30 Swallow Road  
Drifffield  
YO25 5JY

ASKING PRICE OF

**£159,000**

3 Bedroom End Terraced House


■ **Ulllyotts** ■  
EST 1891


01377 253456








Lounge

 3

 1

 1

 Allocated Parking

 Gas Central Heating

### 30 Swallow Road, Driffield, YO25 5JY

A fairly priced modern home which offers excellent scope for the buyer to put their own stamp on things by way of re-decoration and some re-fitting. It provides excellent value for money and includes three bedrooms along with front facing lounge and modern open plan dining kitchen.

There are front and rear gardens with the rear garden being enclosed and also off-street parking adjacent.

In summary, this is a real opportunity for a first time buyer or any buyer wishing to 'do their own thing' to create a truly special home.

#### 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.





Cloakroom/WC



Lounge



Kitchen



Dining Area

## Accommodation

### FRONT ENTRANCE DOOR

Opening into:

### ENTRANCE HALL

With ceramic tiled floor. Radiator. Doors to:

### CLOAKROOM/WC

With white suite comprising low-level WC and vanity unit incorporating wash hand basin. Radiator.

### LOUNGE

15' 8" x 14' 7" (4.78m x 4.44m)

Contemporary fireplace incorporating electric coal effect fire. Two radiators. Straight flight staircase to first floor. Door to:

### KITCHEN/DINING AREA

14' 7" x 8' 3" (4.44m x 2.51m)

Single drainer stainless steel sink unit with two corner and two single base units. Built-in electric oven with four-ring gas hob and extractor hood. Wall mounted cupboards. Understairs storage cupboard. UPVC French doors opening onto flagged patio.

### LANDING

With loft access.

### BEDROOM 1

13' 3" x 8' 6" (4.04m x 2.59m)

Radiator.

### BEDROOM 2

10' 9" x 8' 5" (3.28m x 2.57m)

Radiator.

### BEDROOM 3

9' 11" [max] x 5' 9" (3.02m [max] x 1.75m)

Built-in airing cupboard housing hot water cylinder and immersion heater. Radiator.

### BATHROOM

With white suite comprising panelled bath with plumbed-in shower over, vanity unit incorporating wash hand basin and low-level WC. Radiator. Fully wall tiled around bath. Electric shaver point and extractor fan.

### OUTSIDE

Shallow open plan, mainly lawned front garden, with established shrub bed. The rear garden incorporates a patio area with gently raised lawn beyond. Dedicated parking space adjacent to the property.





Bedroom



Bedroom



Bedroom



Bathroom

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 68 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 B.

### 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

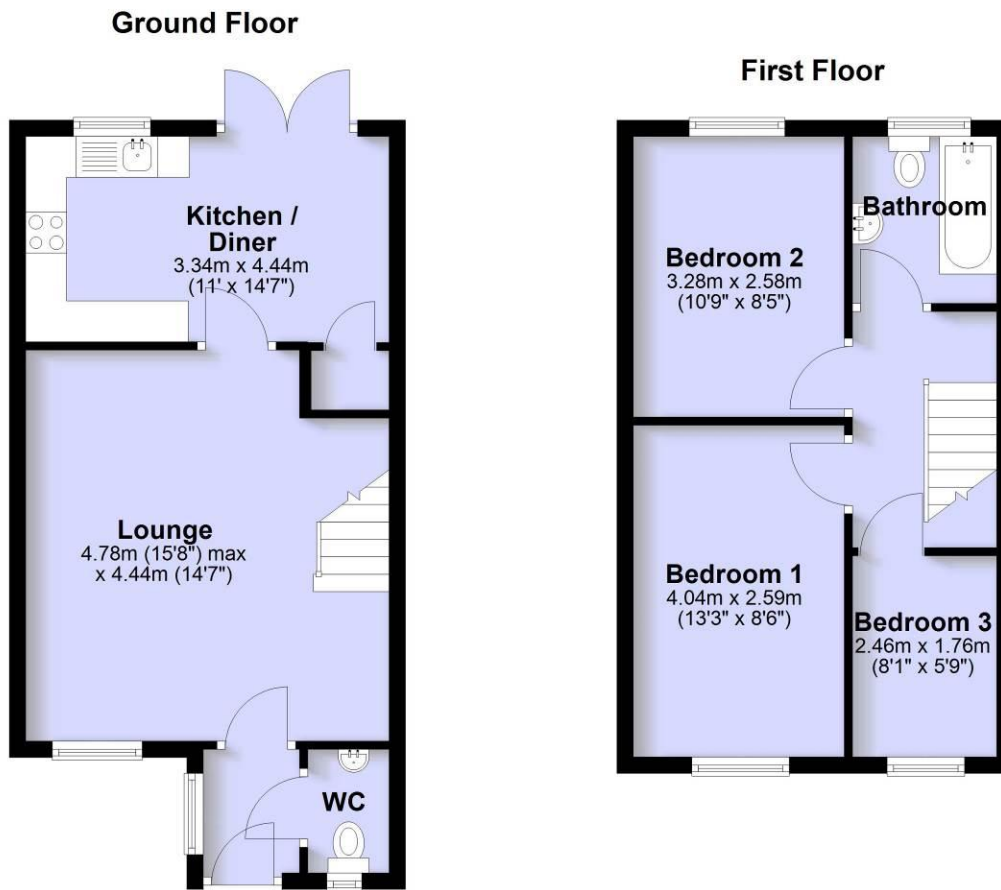




Rear Garden



The stated EPC floor area, (which may exclude conservatories),  
is approximately 68 sq m





# Why Choose Ulllyotts?



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**We will never be  
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- ✓ **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**  
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EST 1891



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