



134 The Mount  
Driffield  
YO25 5JN

ASKING PRICE OF

**£180,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation



Off Road  
Parking



Gas Central Heating

## 134 The Mount, Driffield, YO25 5JN

An established semi-detached house located within a cul-de-sac just off the main part of The Mount. These are popular properties particularly with families and are characterised by various spacious entrance halls, this spaciousness extends to the first floor to provide a third bed room which is by far larger than those found in many similar properties.

Having been lovingly maintained by the vendors for many years, the house is now in need of some updating, however, is located on a very attractive plot with gardens front and rear. Families may also be interested by the properties location which is convenient for schools covering all ages as well as local shopping.

The property has been extended to the rear, greatly enhancing the second reception room which is likely to become the main living space with an additional reception room at the front along with kitchen fulfilling the ground floor. The first floor has the three bedrooms as well as shower room with separate WC.

### 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.





Entrance Hall



Lounge



Sitting Room



Kitchen

## Accommodation

### ENTRANCE HALL

Accessed from an entrance porch and being particularly welcoming and spacious. Staircase leading off to the first floor. Radiator.

### LOUNGE

12' 0" x 11' 11" (3.66m x 3.64m)  
With front facing window. Radiator.

### SITTING ROOM

25' 9" x 11' 11" (7.86m x 3.64m)  
An extended room having a window to the rear offering views onto the garden and door leading to the exterior. Radiator.

### KITCHEN

16' 0" x 7' 4" (4.9m x 2.26m)  
Fitted with a range of traditionally styled base and wall mounted kitchen units along with worktops and integrated appliances including double oven and electric hob with extractor canopy over. Space and plumbing for automatic washing machine and dishwasher. Inset sink with single drainer and mixer tap.

### FIRST FLOOR

#### LANDING

With large built-in storage cupboard housing hot water cylinder.

#### BEDROOM 1

3.65' 2.94" (0.97m)  
With front facing window and wardrobes along one wall. Radiator.

#### BEDROOM 2

12' 7" x 8' 6" (3.86m x 2.6m)  
With rear facing window and wardrobes along one wall. Radiator.

#### BEDROOM 3

8' 5" x 7' 3" (2.58m x 2.21m)  
With front facing window. Radiator.

#### SHOWER ROOM

With shower enclosure and wash hand basin.





Bedroom 1



Bedroom 2



Bedroom 3



Garden

**SEPARATE WC**

With low level WC.

**OUTSIDE**

The property stands back from the road behind an extensive block paved forecourt which provides off-street parking. The block paving extends down the side of the property.

To the rear of the house is an attractive area of established garden featuring a lawn edged with borders, patio area and substantial timber summerhouse.

**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 C.

**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



Garden



Side of property

available to the agent.

Floor plans are for illustrative purposes only.

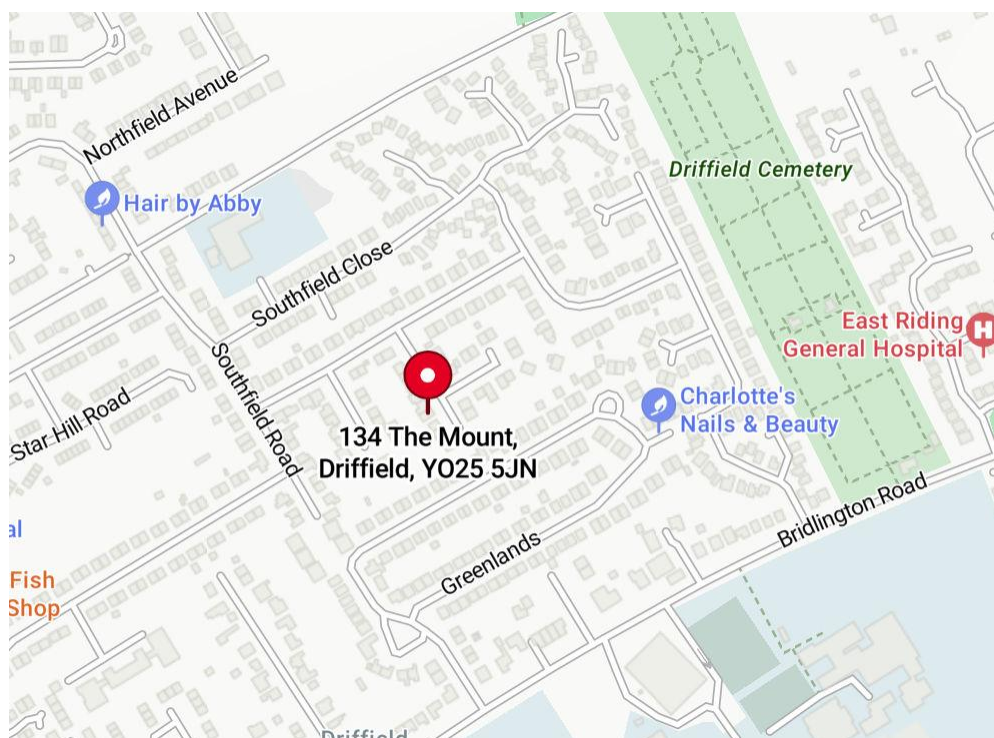
**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS



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



# Why Choose Ulllyotts?



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