



27 Elm Road
Drifffield
YO25 6SQ

ASKING PRICE OF

£190,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen

 3
  1
  1
  Tandem Garage
  Gas Central Heating

27 Elm Road, Driffield, YO25 6SQ

Offering attractively presented accommodation in a popular residential area of Driffield, this is a semi-detached house which will be of equal appeal to first-time buyers, families or simply buyers wishing to have a good quality home within a level walking distance of the town centre.

The layout of the interior has been much improved in recent years and now includes a more contemporary feel featuring an open plan living space comprising lounge, dining area and kitchen. The kitchen itself is well fitted with a wealth of appliances whilst, on the first floor are three bedrooms along with shower room.

Externally, there are front and rear gardens along with vehicle access to a tandem garage with side drive.

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 HALL

With staircase leading up to the first floor.

LOUNGE

23' 4" x 12' 11" (7.12m x 3.95m)

With feature front facing window, mock wood panelled wall and built-in understairs cupboard. Fitted laminate flooring, fireplace with electric fire and being open plan into a dining area. The dining area has French doors onto the rear garden. Open plan into:

KITCHEN

8' 7" x 9' 10" (2.62m x 3.02m)

Offering a contemporary feel and featuring dual colour kitchen units finished with Shaker style doors and including electric oven and grill, Fluorine gas hob and extractor hood. Inset one and a half bowl stainless steel sink and base cupboard beneath. Integrated fridge and freezer and door and to the rear.

LANDING

BEDROOM 1

10' 9" x 7' 11" (3.3m x 2.43m)

With front facing window, built-in range of wardrobes with sliding doors. Radiator.

BEDROOM 2

9' 10" x 9' 3" (3.02m x 2.82m)

With rear facing window. Radiator.

BEDROOM 3

7' 11" x 7' 7" (2.42m x 2.32m)

With front facing window. Radiator.

SHOWER ROOM

With shower enclosure having a plumbed-in shower, pedestal wash hand basin and low-level WC. Radiator, tiled floor and walls.

OUTSIDE

The property stands back from the road behind a gravelled front forecourt. There is a drive which provides vehicle access to a tandem garage. To the rear of the property is an enclosed area of garden including gravel and lawn.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 71 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 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



Shower Room



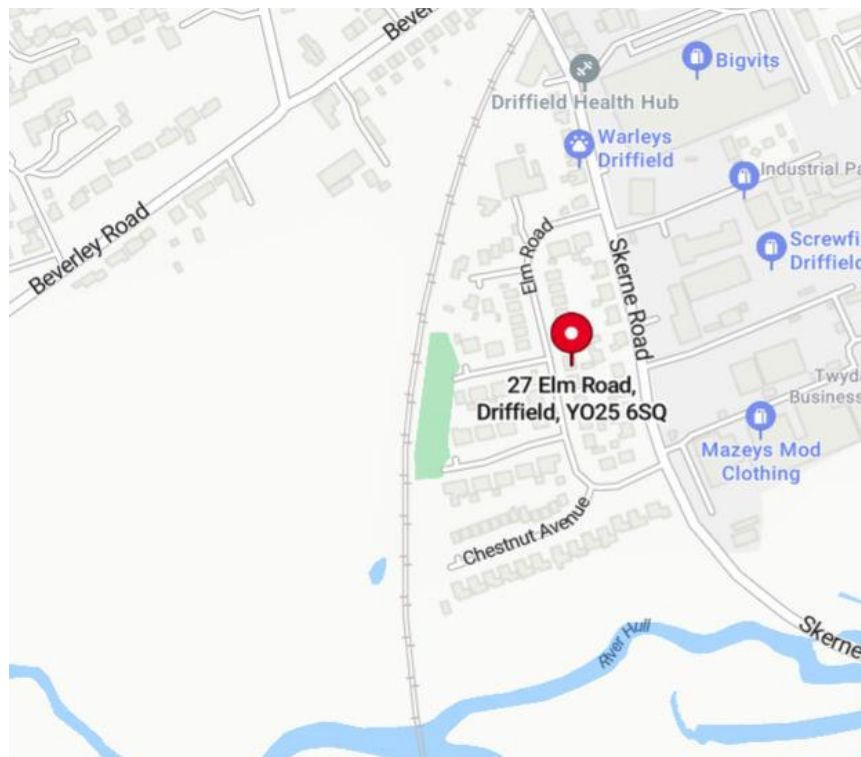
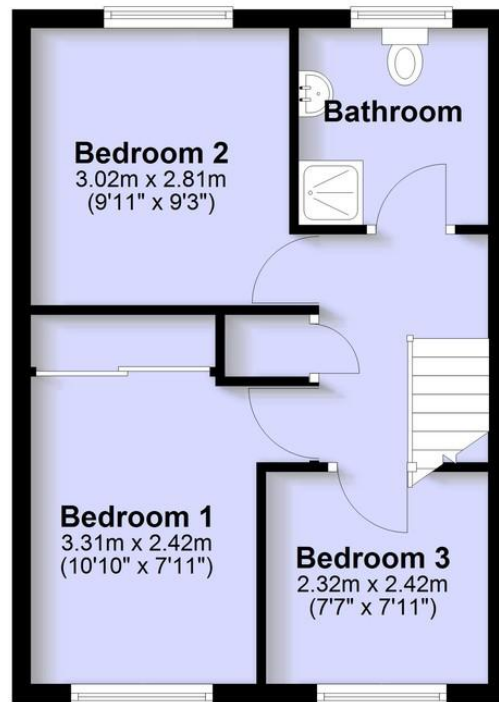
Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 71 sq m

Ground Floor



First Floor



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**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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