



124 The Mount  
Driffield  
YO25 5JN

ASKING PRICE OF

**£237,500**

3 Bedroom Semi-Detached House

▪ **Ullyotts** ▪

EST 1891

01377 253456



Day Room

	3		2		1		Off Road Parking		Gas Central Heating
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## 124 The Mount, Driffield, YO25 5JN

A wholly renovated and refurbished semi-detached house which has comprehensively brought the property in line with today's standards and stylings.

Indeed, the vendor has gone the extra mile in many instances including insulation between ground and first floor and has also added a side extension to provide a useful utility with ground floor WC plus garage.

The remaining accommodation includes entrance hall, front facing lounge, open plan day room with kitchen, three bedrooms and bathroom. Externally, there is off-street parking together with an attached single garage. **To the rear is a very attractive area of garden, ideal for the growing family amongst others!**

### 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



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

With feature staircase leading off having contemporary wooden spindles and inset ceiling lighting. Radiator.

### LOUNGE

12' 0" x 11' 11" (3.66m x 3.65m)

With front facing window and brickwork fireplace housing a log burning stove. Radiator.

### DAY ROOM/KITCHEN

12' 8" x 12' 0" (3.87m x 3.66m)

plus (4.91m x 2.17m) With brickwork fireplace and French doors leading out onto the rear garden. Radiator.

Open plan into:

### KITCHEN

16' 1" x 7' 1" (4.91m x 2.17m)

Extensively fitted with a range of modern kitchen units finished with Shaker style doors and contemporary worktop over and inset lighting. Integrated appliances include electric hob with extractor over and double electric oven/grill. One and a half bowl sink and integrated dishwasher. Radiator.

### UTILITY

16' 1" x 7' 9" (4.91m x 2.38m)

With stainless steel sink and base cupboard beneath. Door to garage. Double panelled radiator.

### LANDING

With built-in storage cupboard.

### BEDROOM 1

12' 0" x 10' 0" (3.68m x 3.07m)

With front facing window and range of wardrobes along one wall. Radiator.

### BEDROOM 2

12' 8" x 11' 11" (3.87m x 3.65m)

With rear facing window. Radiator.

### BEDROOM 3

8' 3" x 7' 1" (2.53m x 2.18m)

With front facing window and tiled walls. Radiator.

### BATHROOM

With dual facing rear windows and fitted suite comprising bath with shower over and glass shower screen. Fully tiled with a ceramic sink in a vanity unit with side cupboard and low level WC.



Utility



Landing



Master Bedroom



Bedroom 2

## OUTSIDE

There is an attractive Indian stone patio immediately to the rear of the house which gives way to an extensive area of lawn. The garden is enclosed by a timber fence and also includes a garden shed.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 95 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 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 available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ullyotts.

Regulated by RICS



Bedroom 3



Bathroom



Patio

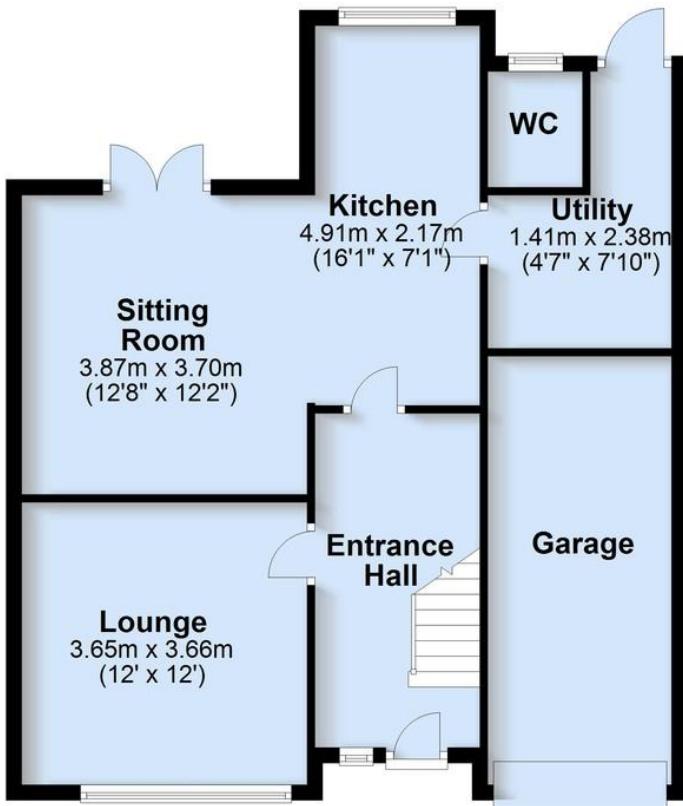


Garden

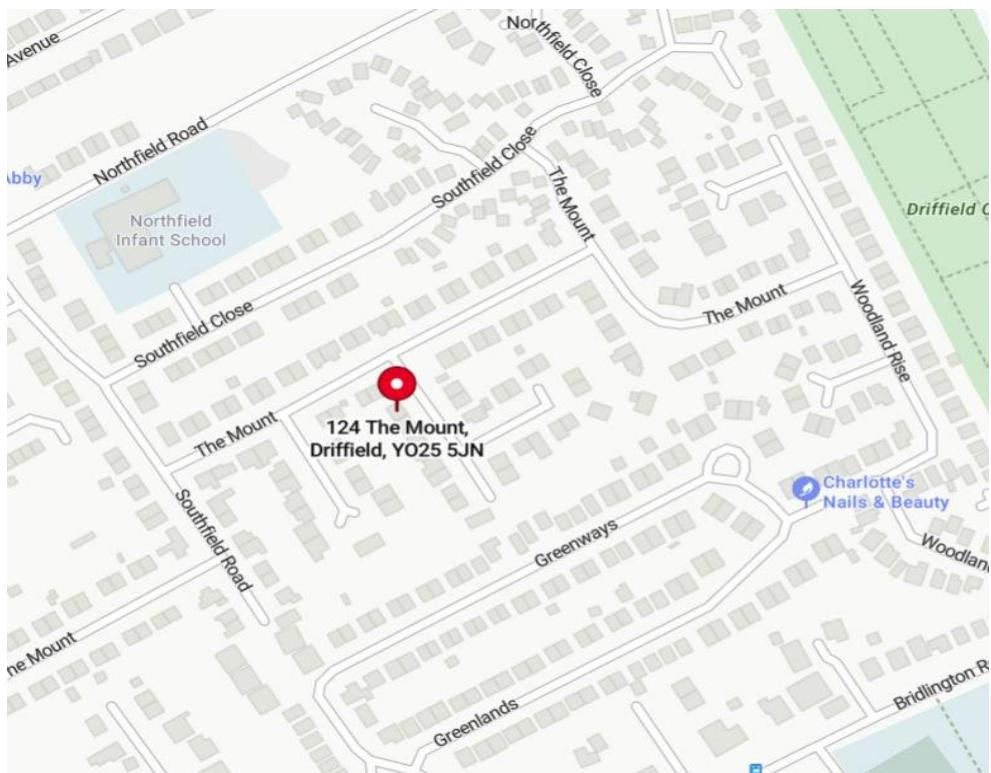
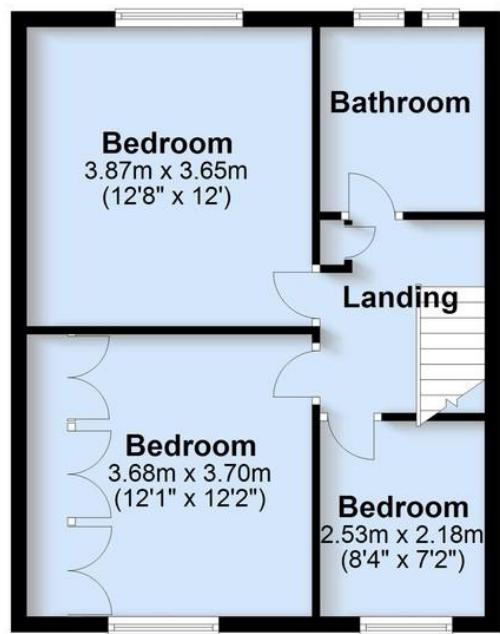


The stated EPC floor area, (which may exclude conservatories),  
is approximately 95 sq m

## Ground Floor



## First Floor



# Why Choose Ullyotts?



Our guarantee to you  
**We will never be beaten on fees!**

## Knowledge & Experience

Established in 1891, Ullyotts know the local market.

## Dedicated Teams

Experienced sales teams who live locally and know the area.

## Competitive Fees

Ullyotts 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.

# ■ Ullyotts ■

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