



Ulllyotts
Estate Agents

9 King Street
Drifffield
YO25 6QW

ASKING PRICE OF

£150,000

4 Bedroom End Terraced House

Ulllyotts
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01377 253456



Garden

 4
  2
  1
  On Road Parking
  Gas Central Heating

9 King Street, Driffield, YO25 6QW

Located within convenient access of the town centre which is only a short walk distant, this is a competitively priced home which offers generously proportioned accommodation arranged over three floors. The living space on the ground floor combines two reception rooms plus good sized kitchen with the four bedrooms being arranged over the two upper most floors. Parking is on-street, however, there is a small area of yard/garden to the rear.

Overall, an excellent value property - ideal for families looking for space or investors looking for a reasonable rental return !

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



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

15' 10" x 3' 1" (4.83m x 0.96m)

With staircase leading off to the first floor. Radiator.

Door leading into:

COMBINED LOUNGE/DINING ROOM

10' 4" x 9' 6" (3.17m x 2.92m)

and 12' 3" x 10' 5" (3.74m x 3.18m) Originally being two separate rooms, now separated by a large arch. The front portion of the room forming the lounge features a bay window onto King Street. Radiator.

The rear portion of the room provides space for a dining table and has a built-in understairs storage cupboard. Radiator.

KITCHEN

12' 0" x 5' 3" (3.68m x 1.61m)

With door to the exterior and being fitted along one wall with a basic range of kitchen units incorporating a stainless steel sink and base cupboard beneath. Space and point for a gas or electric cooker, dedicated utility area with plumbing for automatic washing machine. Radiator.

GROUND FLOOR WC

With low level WC and wall mounted bracket wash hand basin. Radiator.

BATHROOM

With rear facing window, white panelled bath plus separate Quadrant style shower enclosure with mixer shower, low level WC and pedestal wash hand basin. Heated ladder style towel radiator plus additional radiator.

FIRST FLOOR LANDING

A split level landing, the rear part giving access to the bathroom and having a side window and the front part giving access to the two first floor bedrooms. Radiator.

BEDROOM 1

17' 1" x 10' 7" (5.22m x 3.23m)

With dual front facing windows and views onto King Street. Two radiators.

BEDROOM 2

12' 2" x 10' 4" (3.72m x 3.16m)



Bedroom 1



Bedroom 2



Bathroom



Bedroom 3

SECOND FLOOR HALF LANDING

FULL LANDING

BEDROOM 3

14' 4" x 9' 4" (4.37m x 2.85m)

With front facing window and sloping ceilings. Radiator.

ATTIC BEDROOM 4

7' 4" x 6' 0" (2.26m x 1.85m)

With Velux style window into the roof.

OUTSIDE

The property stands flush to the pavement. There is a side passage which provides pedestrian access to the rear of the property along with pedestrian access to the rear of adjacent properties on King Street. Immediately to the rear of the property is a covered verandah and this gives way to a further area of yard. There is a gated boundary which gives further access to another area of garden which also features a timber shed. The house/yard and additional garden are divided by a pedestrian right of access in favour of adjacent properties.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any

difference in that area and the area stated on the Energy Performance Certificate.

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 A.

ENERGY PERFORMANCE CERTIFICATE

Rating E.



Attic Bedroom 4

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 Ulyyotts.

Regulated by RICS



Verandah



Area of Yard

The digitally calculated floor area is 108 square metres (1162 square feet. This area may differ from the floor area on the Energy Performance Certificate.



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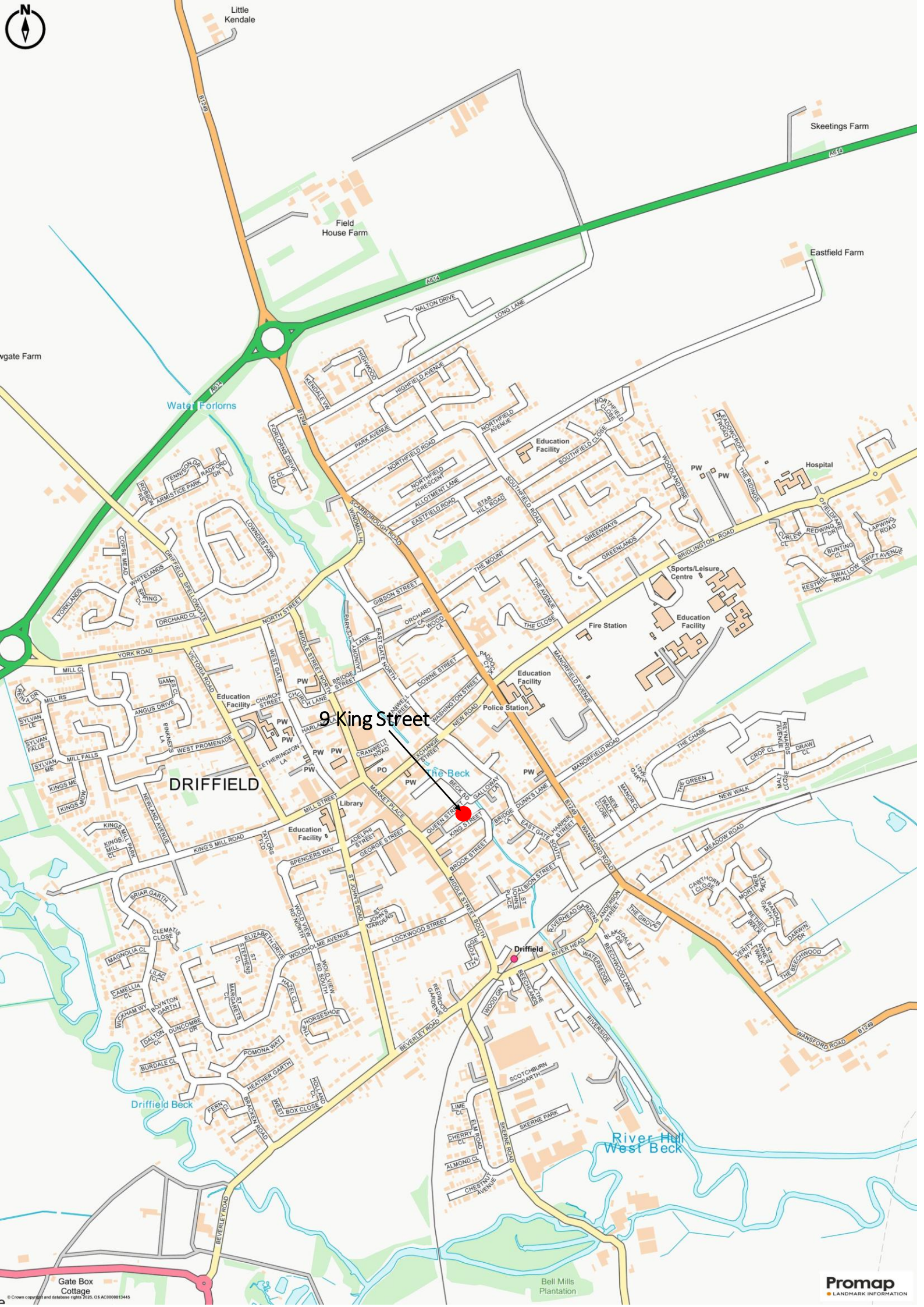
Approximate total area⁽¹⁾
107.8 m²
1162 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



9 King Street

DRIFFIELD

Driffield Beck

River Hull
West Beck

Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION

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