



28 George Street
Drifffield
YO25 6RA

ASKING PRICE OF

£210,000

4 Bedroom Mid-Terraced House



Rear Elevation



4



2



1



On Road
Parking



Gas Central Heating

28 George Street, Driffield, YO25 6RA

A rare opportunity to purchase a distinctive period home in a very central position, literally a stones throw from the town centre, providing extensive accommodation that includes two reception rooms as well as four bedrooms, arranged over three floors. A particular feature of this property is the gated side "cart" access that allows the owners of this property free access to the rear, for the purpose of stowage, and as such this may appeal to trades people or other business based buyers.

A further feature of the house is the southerly facing rear garden, which is established and enjoys an attractive sunny aspect.

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



Sitting Room



Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

With direct access from George Street and having a staircase leading off.

LOUNGE

12' 5" x 11' 1" (3.81m x 3.38m)

With front facing bay window onto George Street and open fireplace with electric fire in situ.

Opening into:

SITTING ROOM

12' 7" x 10' 11" (3.86m x 3.34m)

With rear facing window onto an area of patio with garden beyond. Gas fire with rear back boiler (heats central heating), built-in understairs storage cupboard and additional high level cupboard.

KITCHEN

22' 2" x 7' 10" (6.76m x 2.41m)

Fitted with a range of basic kitchen units along with integrated appliances and also incorporating a breakfast area.

FIRST FLOOR LANDING

BEDROOM 1

12' 9" x 11' 3" (3.89m x 3.43m)

With front facing window onto George Street.

BEDROOM 2

12' 5" x 10' 0" (3.81m x 3.07m)

With rear facing window onto the garden. Built-in airing cupboard with hot water cylinder in situ.

BEDROOM 3

10' 7" x 9' 7" (3.23m x 2.94m)

With front facing window onto George Street.

SHOWER ROOM

12' 1" x 4' 1" (3.70m x 1.27m)

With white suite comprising pedestal wash hand basin and WC. Separate shower enclosure and heated towel radiator.

SECOND FLOOR

ATTIC BEDROOM 4

14' 10" x 12' 2" (4.54m x 3.73m)

A spacious room featuring bay window and having a rear aspect.



Bedroom 2



Bedroom 3



Shower Room



Landing

OUTSIDE

The property is built flush to the pavement. There is a gated archway from George Street which leads to the rear of the property where there is a workshop/garage 6.3m x 2.57m plus coalhouse and WC. The width of the access is restricted.

There are extensive private south-facing gardens to the rear which are established and also include a useful potting shed, exterior toilet and greenhouse. Immediately to the rear of the house is a concrete patio.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

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 E.

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 - 01377 253456 - Option 1.

Regulated by RICS



Attic Bedroom 4



Garden



South-facing garden

The digitally calculated floor area is 113 sq m (1,220 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Stairs

Floor 1



Floor 2

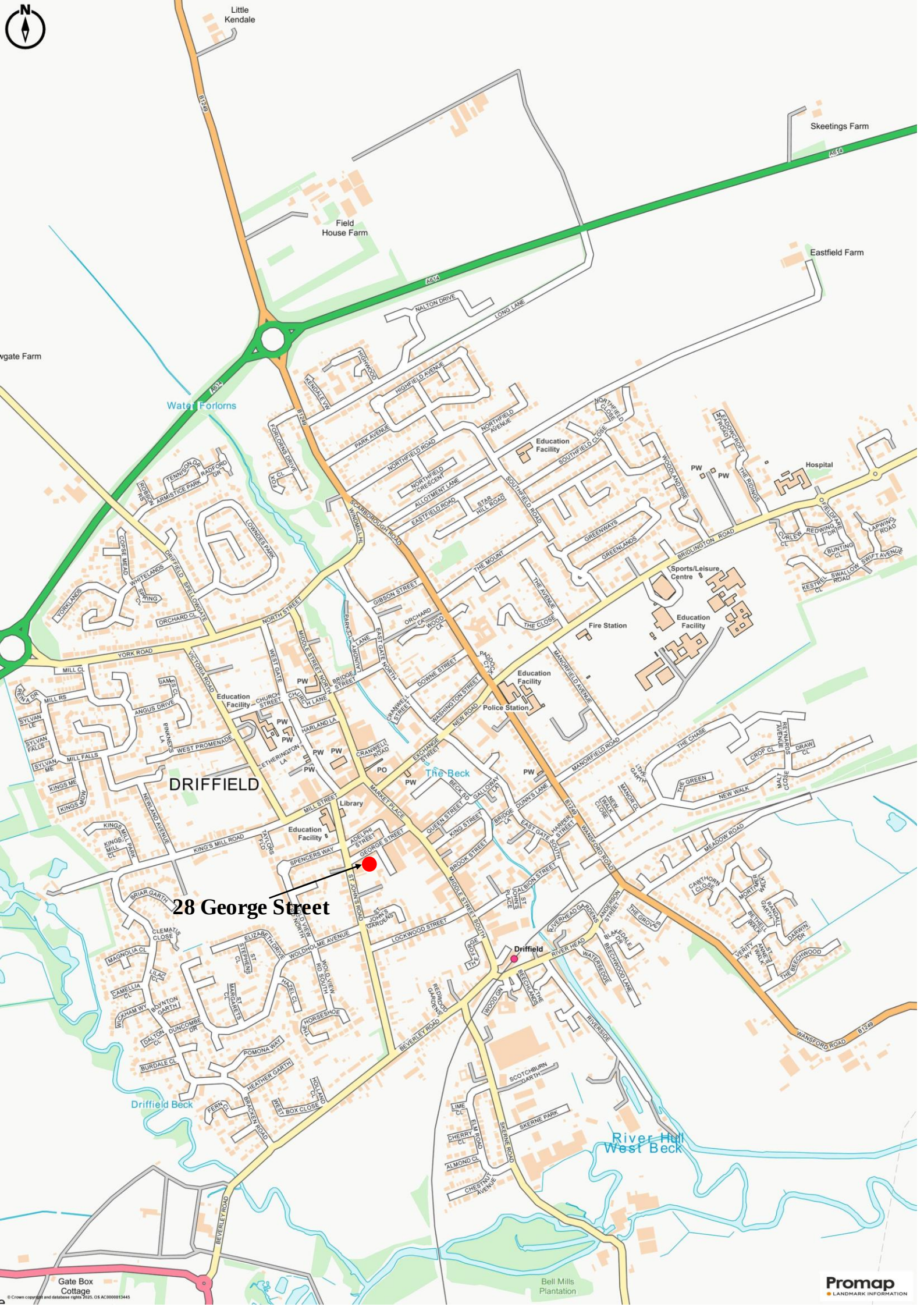
Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
113.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



28 George Street

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales ▪ Property Management
- Valuations

