



1 Bridge Lane
Drifffield
YO25 6LP

ASKING PRICE OF

£265,000

3 Bedroom Detached House



Sitting Room/Kitchen



3



2



1



Off Road
Parking



Gas Central Heating

1 Bridge Lane, Driffield, YO25 6LP

This is a very characterful and distinctive home in a very convenient position for access into the town centre which is easily within walking distance.

A warm and welcoming home of a type which is rarely available on the open market and of which VIEWING IS THOROUGHLY RECOMMENDED!

The property provides a surprisingly spacious range of accommodation that includes attractive entrance hall, front facing main lounge plus secondary sitting room and kitchen plus ground floor WC. The first floor offers three bedrooms along with house bathroom.

Vehicle access and parking is situated to the side and there is also a patio style garden to the rear, making this a truly complete package!

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



Sitting Room

Accommodation

ENTRANCE HALL

With uPVC front door and straight flight staircase leading off to the first floor with a spindled bannister. Built-in understairs storage cupboard with original panelling. Two interior doors with glass features leading off to the principal rooms. Decorative ceiling cornice. Radiator.

LOUNGE

13' 5" x 9' 11" (4.11m x 3.03m)

With front facing window and feature solid fuel stove within a traditional surround having a tiled hearth. Fitted laminate flooring and picture rail. Dado rail and decorative ceiling cornice.

SITTING ROOM/KITCHEN

20' 9" x 10' 2" (6.35m x 3.11m)

With solid fuel stove within a brickwork fireplace having a timber overmantel. Windows both sides and being open plan into the kitchen area. The kitchen is fitted with a range of traditional styled kitchen units including base and wall mounted cupboards. Inset one and a half bowl sink with swan neck mixer tap, space and plumbing for automatic washing machine. Space and provision for an electric or gas oven with extractor over, space for a refrigerator. Wall hung gas fired boiler.

FIRST FLOOR

LANDING

With spindled bannister.

BEDROOM 1

12' 8" x 10' 10" (3.87m x 3.31m)

With feature fireplace (closed), picture rail and coved ceiling. Dual windows onto Bridge Lane. Two double panelled radiators.

BEDROOM 2

11' 5" x 9' 4" (3.48m x 2.85m)

A rear facing room with two side facing windows. Coved ceiling. Double panelled radiator.

BEDROOM 3

8' 0" x 7' 1" (2.44m x 2.16m)

With side facing window. Built-in cupboard over the stairwell. Radiator.

BATHROOM

With jacuzzi style bath having a shower over and glass side screen, vanity wash hand basin and low level WC. Fully tiled walls and chrome heated towel radiator.



Bedroom



Bedroom



Bathroom



Patio style garden

OUTSIDE

The property is built flush to the pavement. There is a gated side access leading to a parking space with a patio-style garden to the rear.

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 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 01377 253456 - Option 1.

Regulated by RICS

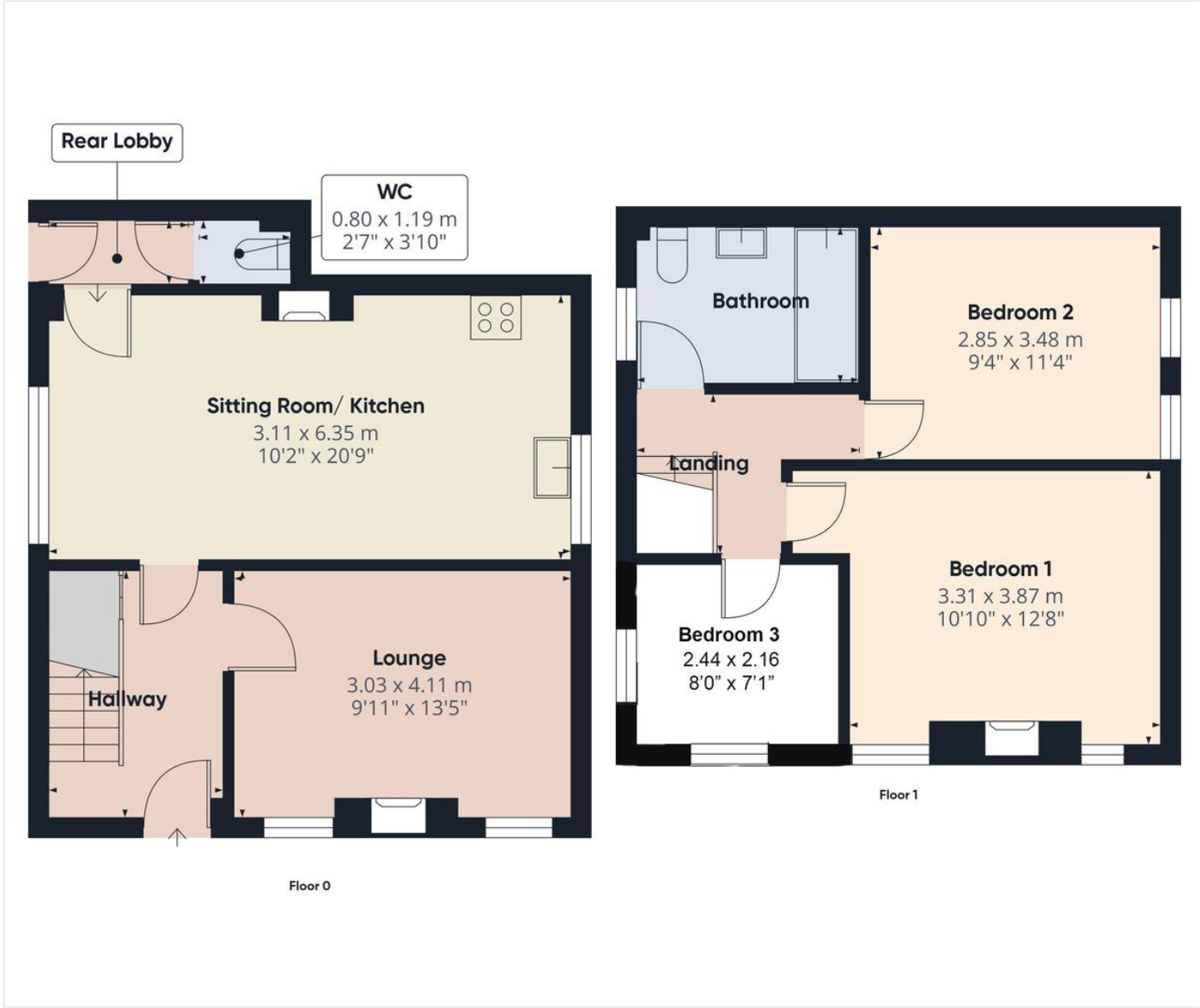


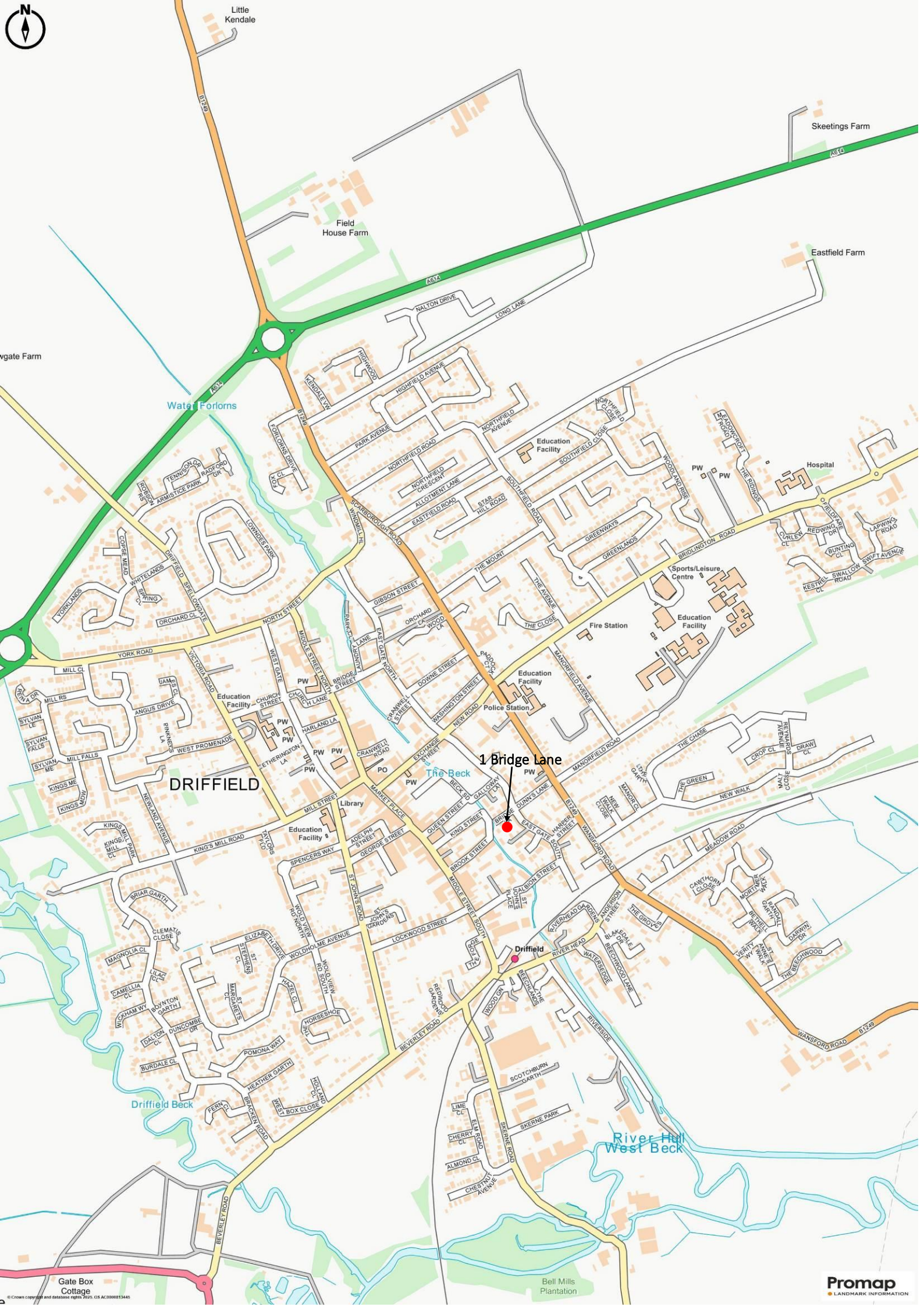
Patio style garden



Vehicle access and parking

The digitally calculated floor area is 73 sq m (783 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





■ Est. 1891 ■
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