



140 The Mount
Driffield
YO25 5JL

ASKING PRICE OF

£185,000

3 Bedroom Semi-Detached House



Rear Elevation



3



2



1



Off Road
Parking



Gas Central Heating

140 The Mount, Driffield, YO25 5JL

This is an established semi-detached house which is located within an established and popular residential area of Driffield, convenient for access to schools and into Driffield Town Centre itself. The property provides a generously proportioned range of accommodation, three good sized bedrooms, which is usually the case with The Mount and also two reception rooms divided by double doors. The kitchen is fitted and includes a range of appliances.

Overall, the property is well maintained, however, would benefit from some upgrading to the purchaser's own requirement. The result will be a delightful family orientated home within a popular residential area.

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 or Dining Room



Kitchen



Bedroom 1

Accommodation

ENTRANCE LOBBY

With tiled floor and door leading into:

ENTRANCE HALL

A generously proportioned entrance hall with staircase leading off to the first floor and built-in understairs storage cupboard. Double panelled radiator.

LOUNGE

11' 10" x 11' 8" (3.62m x 3.56m)

With front facing window and two double panelled radiators. Feature fire surround with tiled back and hearth and provision for an electric fire. Double doors leading into:

SITTING ROOM/DINING ROOM

12' 5" x 11' 8" (3.80m x 3.57m)

A rear facing room with electric fire unit in situ and patio doors leading out onto the rear. Double panelled radiator.

KITCHEN

13' 9" x 7' 3" (4.21m x 2.23m)

Fitted along three walls with a range of traditionally styled kitchen units with panel effect doors finished in beech effect. Integrated appliances include Samsung electric oven, Kenwood five-ring gas hob with extractor over and inset stainless steel

sink. Space and plumbing for automatic washing machine and dishwasher. Door leading into the garage.

FIRST FLOOR LANDING

With built-in cupboard and housing the gas fired boiler.

BEDROOM 1

11' 10" x 11' 6" (3.62m x 3.53m)

With front facing window and built-in wardrobes. Radiator.

BEDROOM 2

12' 5" x 9' 8" (3.81m x 2.97m)

With rear facing window and being fitted along one wall with a range of wardrobes. Radiator.

BEDROOM 3

7' 10" x 7' 4" (2.39m x 2.25m)

With front facing window. Radiator.

SHOWER ROOM

With suite comprising walk-in shower, having a mixer shower in situ, low level WC and pedestal wash hand basin. Radiator.



Bedroom 2



Bedroom 3



Shower Room



Side of property

OUTSIDE

The property stands back from the road behind a lawned front garden with walled boundary. There is a block paved drive which leads to an attached single garage.

Being an end property there are gardens to the side which are predominantly laid to lawn but give further potential to create additional off-street parking, if required.

To the rear of the property is a paved patio which gives way to a lawned garden. There are planted raised beds and the whole garden is enclosed by a timber fence.

GARAGE

20' 6" x 8' 6" (6.26m x 2.60m)

The garage features a roller style door. The garage also gives access to:

UTILITY ROOM OR GARDEN STORE

9' 3" x 7' 7" (2.84m x 2.33m)

With side window and door into the garage.

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 (awaiting assessment).

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.

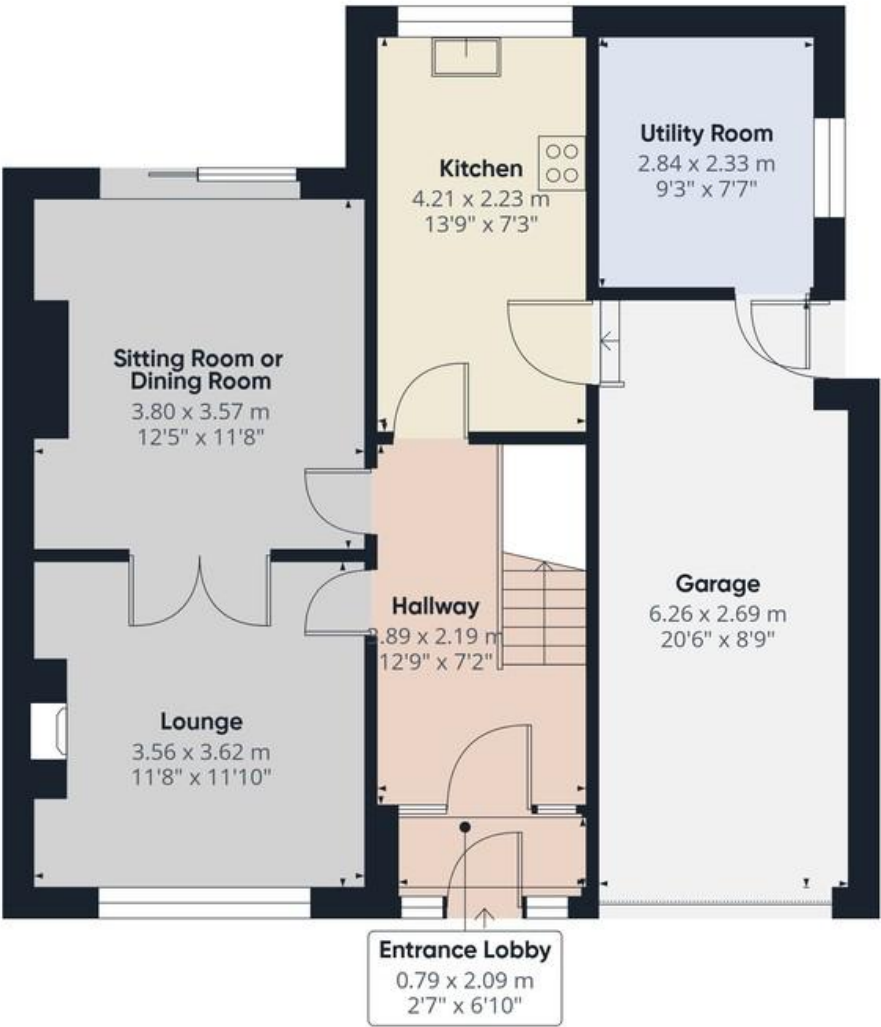
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

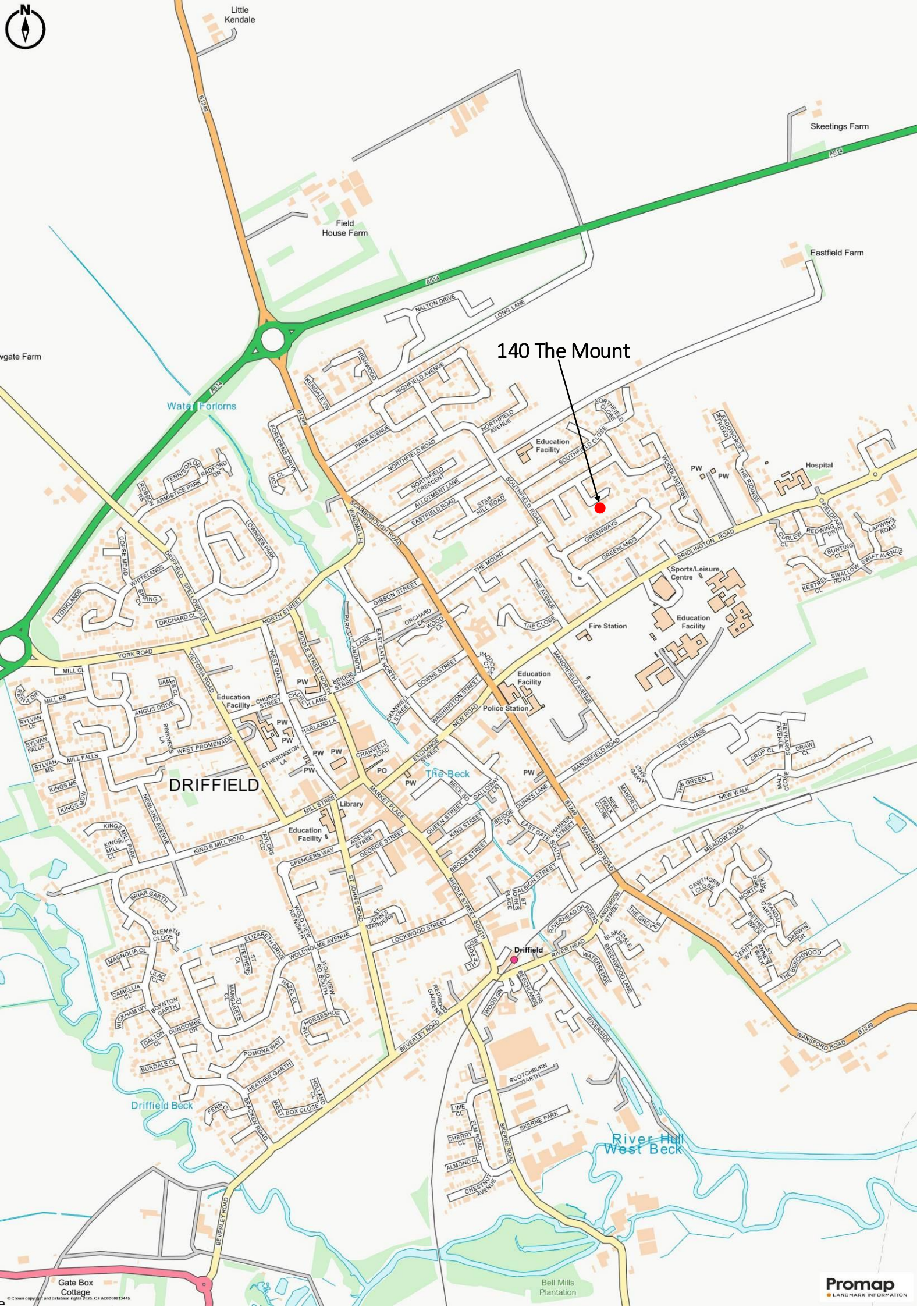
The digitally calculated floor area is 111 sq m (1,195 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



140 The Mount

DRIFFIELD

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