



23 Bridge Street  
Drifffield  
YO25 6DA

ASKING PRICE OF

**£130,000**

**2 Bedroom Mid Terraced House**

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01377 253456





Lounge

 2
  1
  1
  On Road Parking
  Gas Central Heating

## 23 Bridge Street, Driffield, YO25 6DA

This is a smartly presented inner terrace house within a relatively quiet setting convenient for access to the town's main thoroughfare which is literally within a few metres. As an attractive feature of this property, the front offers views across towards Driffield Beck with North End Park beyond.

The accommodation on offer is definitely unlikely to disappoint, being immaculately presented and generally re-fitted. The main lounge has a light and airy feel with staircase leading off to the first floor. The kitchen has been re-fitted and includes integrated appliances. The bathroom is on the ground floor, whilst on the first floor are two attractively presented bedrooms.

The property is built flush to the pavement whilst to the rear is an enclosed area of yard.

### 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



Kitchen



Kitchen



Bathroom

## Accommodation

Main Entrance into:

### LOUNGE

12' 10" x 12' 3" (3.92m x 3.74m)

With attractive staircase leading off with an open banister. Feature modern fire surround with provision for an electric fire. Radiator.

Oak finished internal door leading into:

### KITCHEN

12' 3" x 6' 8" (3.74m x 2.05m)

With fitted units over three walls including base and wall mounted cupboards. Inset sink with single drainer and integrated appliances which include an electric oven and hob with extractor over. Space and plumbing for automatic washing machine and window overlooking the rear yard.

### REAR LOBBY

### BATHROOM

6' 3" x 4' 10" (1.92m x 1.49m)

With panelled bath having a shower over, pedestal wash hand basin and low level WC. Fully tiled walls.

### FIRST FLOOR LANDING

#### BEDROOM 1

11' 3" x 9' 7" (3.43m x 2.94m)

With front facing window. Radiator.

#### BEDROOM 2

12' 4" x 6' 10" (3.76m x 2.10m)

With rear facing window. Radiator.

### OUTSIDE

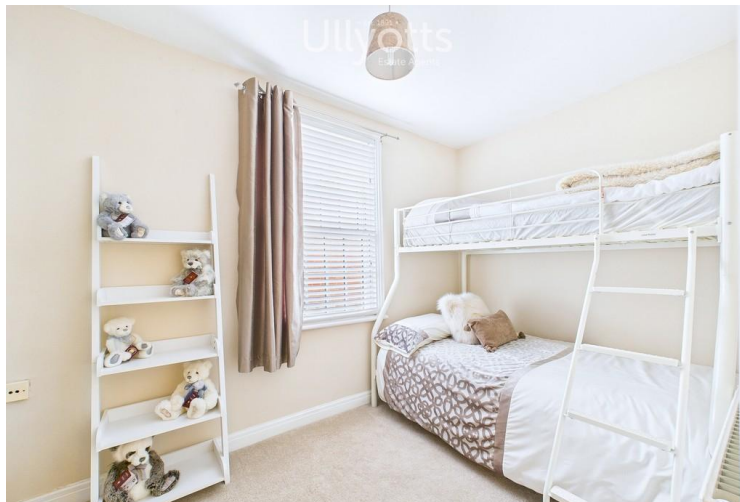
The property is built flush to the pavement. There is a pedestrian right of access from the end of the row of cottages and this leads to the rear where there is an enclosed area of yard.

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

Sealed unit double glazing throughout.



Bedroom

## 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 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



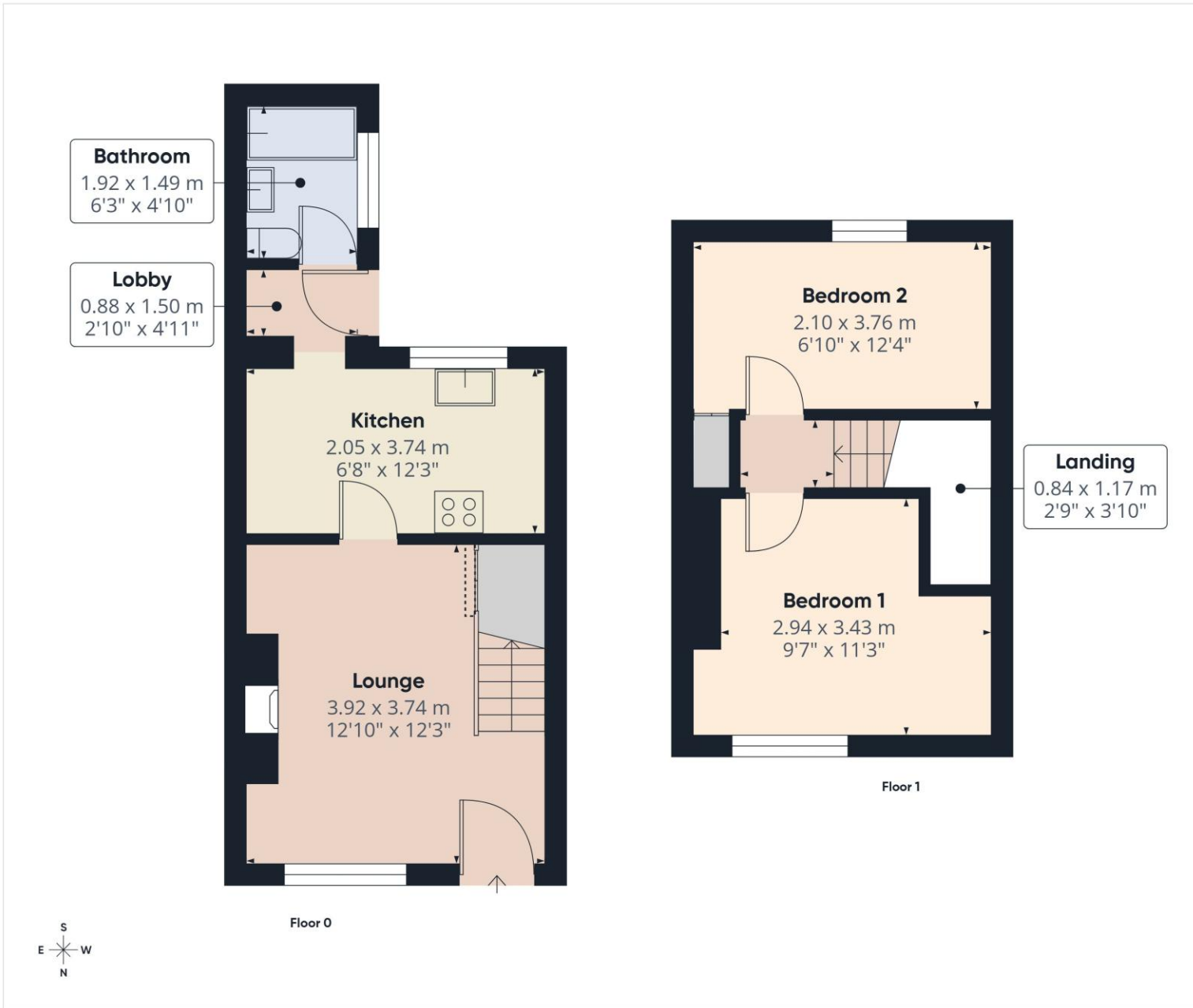
Bedroom 1

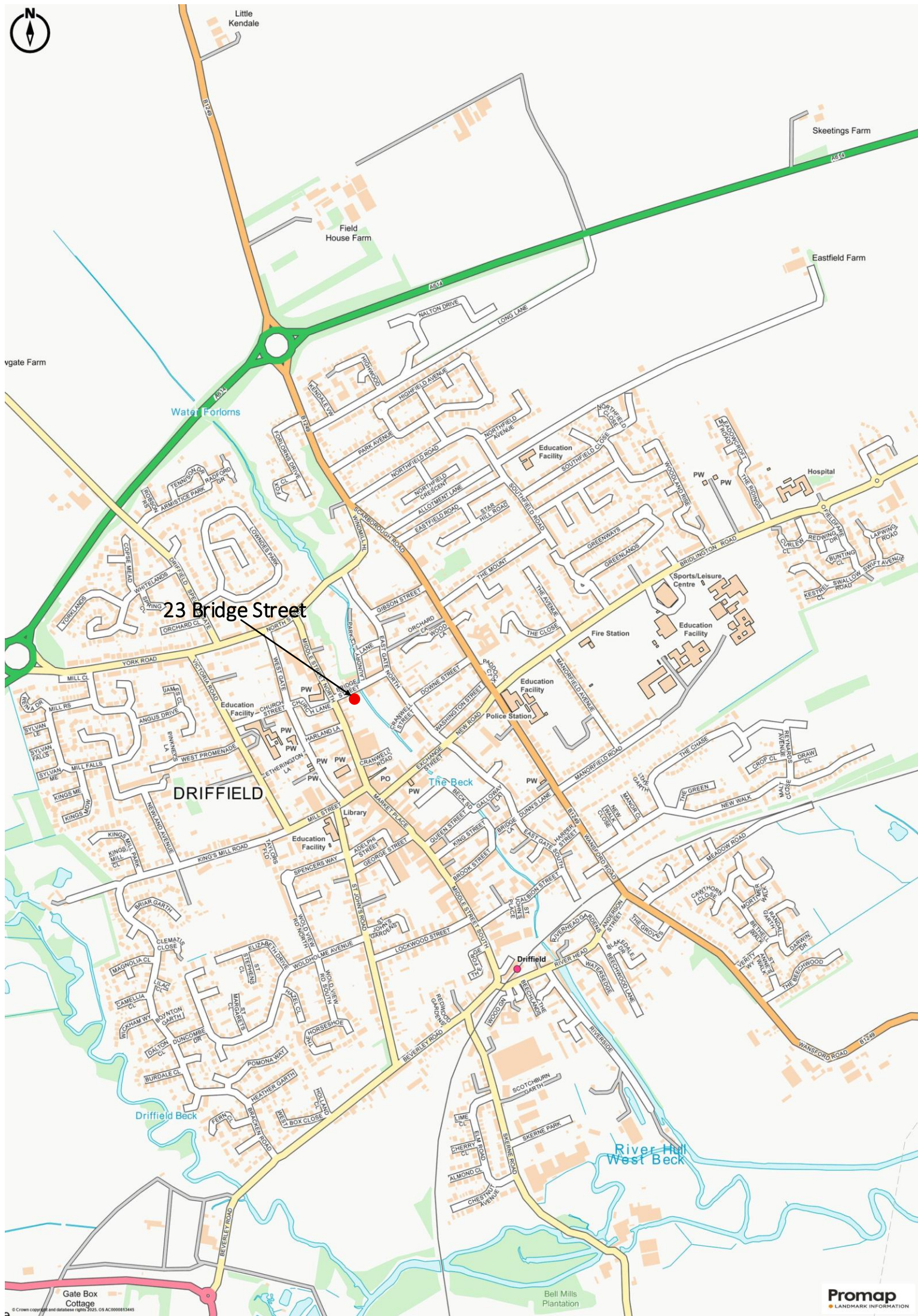


Outside



The digitally calculated floor area is 45 sq m (483 sq ft). This area may differ from the floor area on the Energy Performance Certificate.









▪ Est. 1891 ▪  
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