



69 Woodland Rise
Driffield

YO25 5JD

ASKING PRICE OF

£175,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



3



1



1



Off Road
Parking



Gas Central Heating

69 Woodland Rise, Driffield, YO25 5JD

An established semi detached house located within a popular residential area which is convenient for access to local schools and leisure centre. The area is served by a local bus service allowing easier access into the town centre, if required.

The property offers generously proportioned accommodation which includes an attractive rear facing lounge, which overlooks an expanse of rear garden. There is a kitchen area along with three bedrooms and bathroom on the first floor.

Having been subject to a programme of re-decoration and improvement prior to sale, some buyers would feel the need to re-fit some of the fixtures and fittings but undoubtedly, what is on offer is an excellent blank canvas from which to create a truly attractive home to the buyer's own liking.

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.



Kitchen



Lounge



Bedroom



Bedroom

Accommodation

ENTRANCE

Into:

KITCHEN

15' 1" x 8' 9" (4.6m x 2.69m)

With a fitted range of kitchen units along with worktops. Space for a slot-in cooker, inset stainless steel sink with basement beneath, double front facing windows and built-in storage cupboard beneath the stairs.

LOUNGE

15' 1" x 11' 10" (4.6m x 3.63m)

With French doors leading out onto the rear garden, fitted laminate flooring and coved ceiling. Radiator.

FIRST FLOOR

BEDROOM 1

11' 11" x 8' 10" (3.64m x 2.71m)

With rear facing window. Radiator.

BEDROOM 2

8' 11" x 8' 9" (2.73m x 2.67m)

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

BEDROOM 3

5' 10" x 8' 7" (1.8m x 2.64m)

With rear facing window. Radiator

BATHROOM

With bathroom suite comprising panelled bath, pedestal wash basin and low-level WC. Fully tiled walls, electric shower over the bath. Radiator.

OUTSIDE

The property is set back from the road behind an expanse of gravelled forecourt. There is a side drive which provides off-street parking and in turn leads to an area of garden.

The garden itself is part lawned and part un-planted beds. There is a useful shed/workshop.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 67 square metres.

CENTRAL HEATING

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



Bedroom



Bathroom



Outside



Outside

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

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E.

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

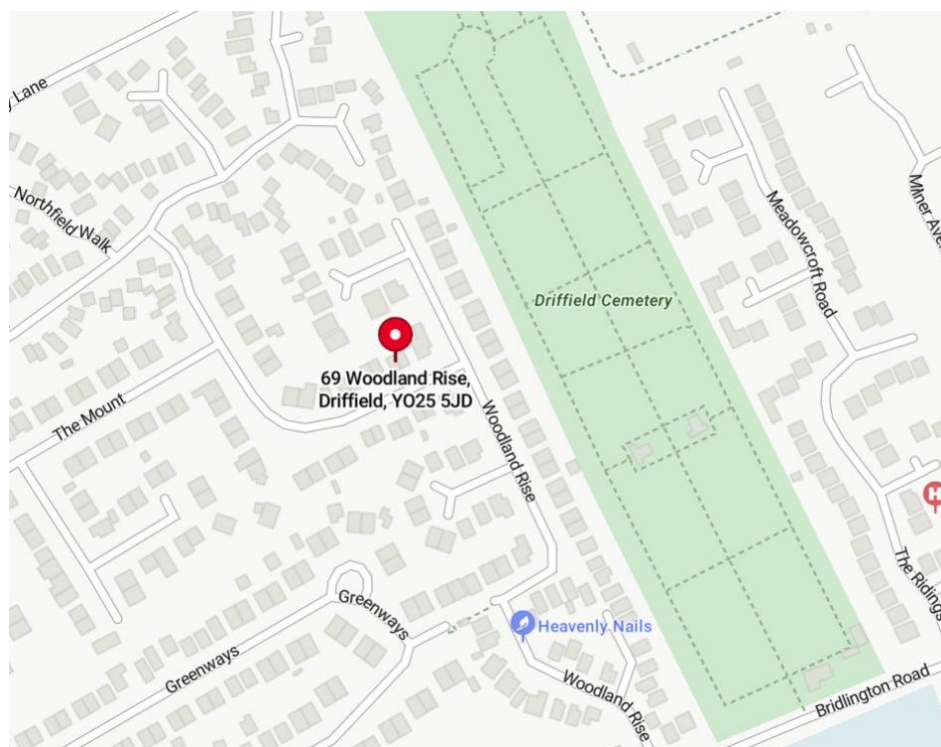
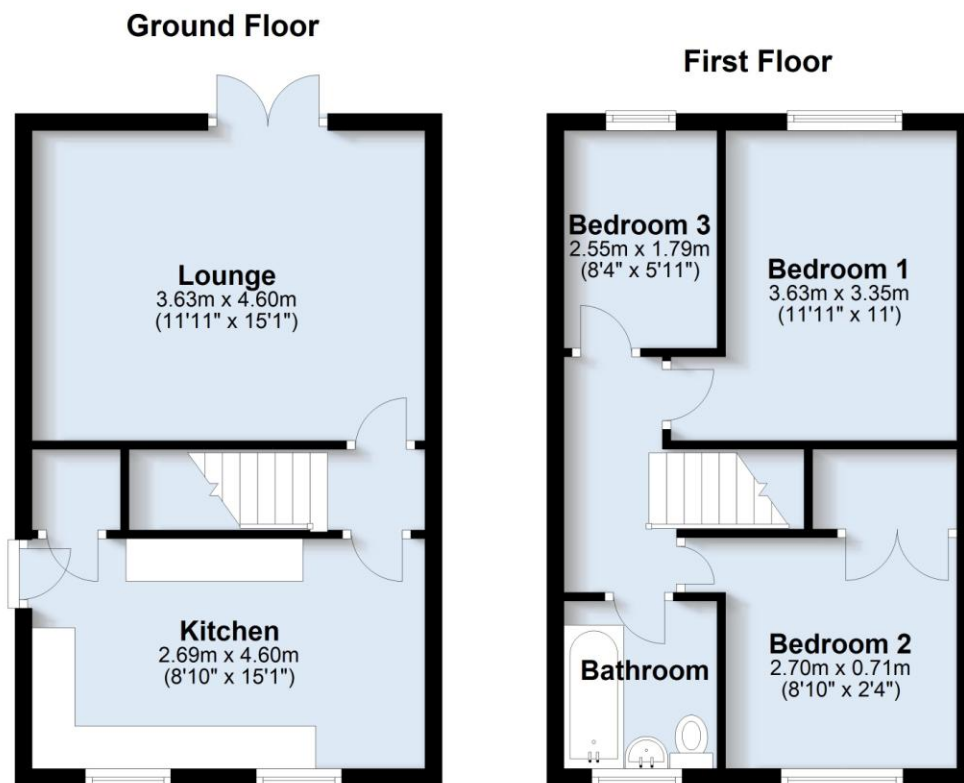
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*by any local agent offering the same level of service.

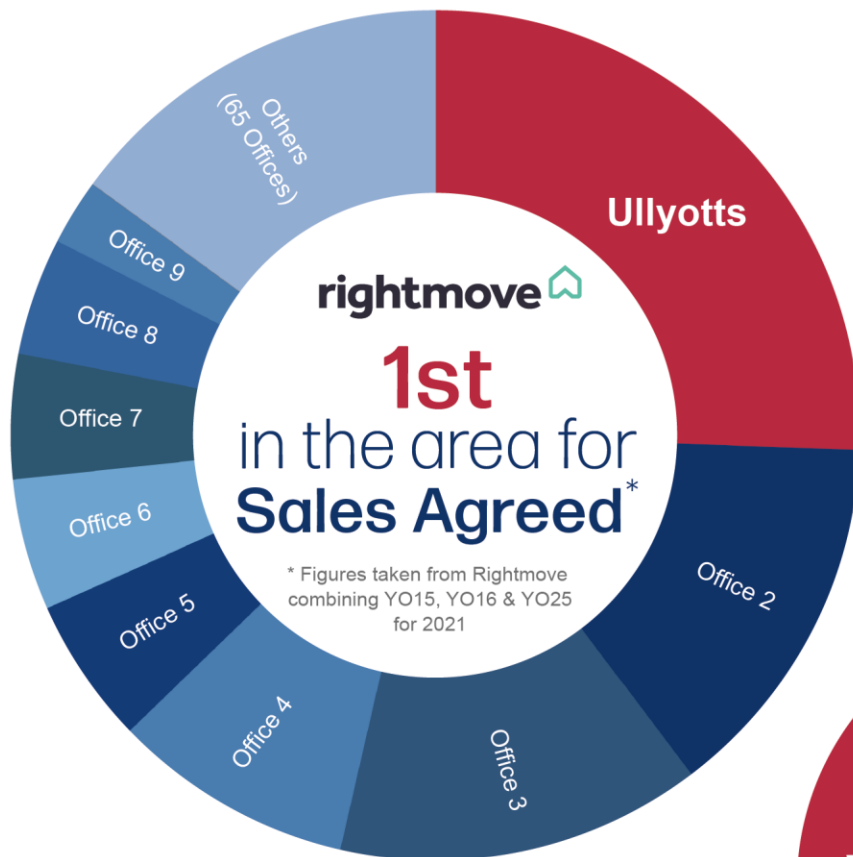
VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 67 sq m



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
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EST 1891



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