



7 Ellacott Garth
Driffield

YO25 5FZ

ASKING PRICE OF

£165,000

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



2



1



1



Off Road
Parking



Gas Central Heating

7 Ellacott Garth, Driffield, YO25 5FZ

Located within a quiet cul-de-sac development, this is a super modern home successfully combining modern features with a traditional twist due to stylish and thoughtful decoration and presentation.

With a main front facing lounge, that has a staircase leading off, the property also provides a ground floor WC plus attractive fitted kitchen which features French doors leading out onto the rear garden. The first floor offers a master bedroom with range of wardrobes plus second bedroom and house bathroom.

The rear garden has been overhauled to provide an attractive, contemporary space and there is allocated parking immediately to the rear of the house.

Finally, running costs are quite often a consideration and this property does not fall short in this department with an energy performance rating of B.

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



Garden

Accommodation

ENTRANCE LOBBY

LOUNGE

12' 11" x 12' 0" (3.94m x 3.67m)

With staircase leading off and front facing window plus attractive flooring.

CLOAKROOM/WC

With low-level WC and wash hand basin. Radiator.

KITCHEN

12' 10" x 7' 6" (3.93m x 2.3m)

With rear facing French doors leading out onto the garden. Comprehensively fitted range of kitchen units including base and wall mounted cupboards along with worktops.

Large additional built-in cupboard (under stairs)

LANDING

BEDROOM 1

11' 0" x 9' 4" (3.37m x 2.87m)

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

BEDROOM 2

12' 11" x 7' 6" (3.94m x 2.31m)

With rear facing window. Radiator.

BATHROOM

With panelled bath, wash hand basin and low-level WC. Radiator.

OUTSIDE

The property is built a flush to the pavement and forms part of a secluded cul-de-sac of properties. To the rear of the property is an enclosed area of garden which features a large gravel bed plus seating area.

Allocated parking is available to the rear of the house.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 57 square metres.

CENTRAL HEATING

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



Bedroom 1



Bathroom

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

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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?

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

VIEWING

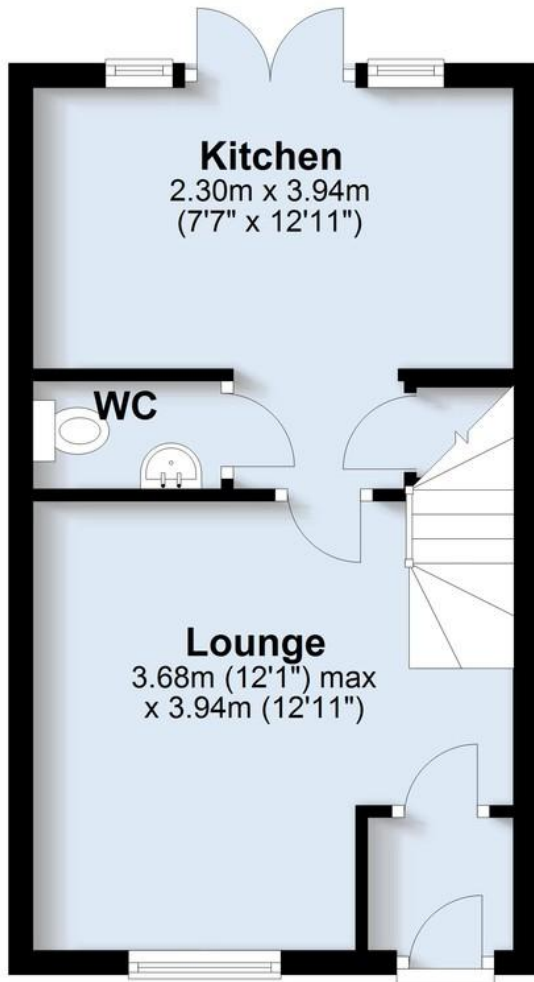
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 57 sq m

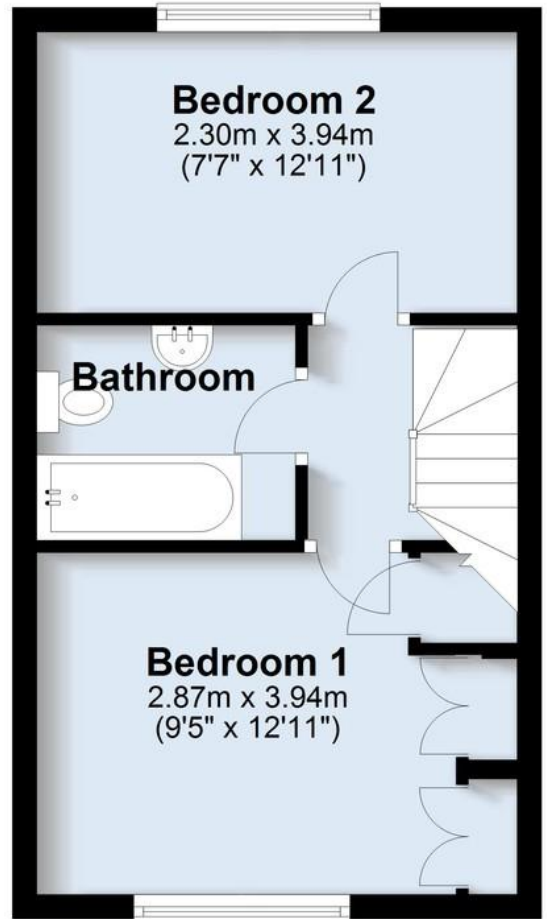
Ground Floor

Approx. 27.8 sq. metres (299.3 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



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EST 1891



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