



6 Jevans Court
Drifffield
YO25 6LN

ASKING PRICE OF

£150,000

2 Bedroom Mid Terrace House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge

 2
  1
  1
  Garage
  Gas Central Heating

6 Jevans Court, Driffield, YO25 6LN

A rare opportunity to acquire a competitively priced modern home within convenient access of the town centre and having the added attraction of a single garage! Constructed during the early 1990s, this property has been well maintained and is currently presented to an excellent standard throughout. It provides two bedroom accommodation along with lounge and well fitted kitchen.

The cul-de-sac is well positioned for access into the town centre which is only a short walk.

This is an EXCELLENT OPPORTUNITY for first-time buyers to purchase a competitively priced home, investors looking for a rental property or even more mature buyers looking for a home convenient for the town centre!

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



Dining Area



Kitchen



Bedroom

Accommodation

ENTRANCE HALL

With staircase leading up to the first floor.

LOUNGE

22' 4" x 12' 0" (6.81m x 3.68m)

[overall measurements incorporating a Dining Area] with front and rear facing window, mock fireplace and provision for an electric fire. Double panelled radiator. Built in under stairs storage cupboard.

DINING AREA

With window to the rear and laminate flooring.

KITCHEN

8' 8" x 7' 5" (2.66m x 2.27m)

Fitted with a range of modern kitchen units including base and wall mounted cupboards incorporating stainless steel sink with base cupboard beneath and worktops. Space and provision for a slot-in cooker. Plumbing for automatic washing machine and door leading to the rear.

FIRST FLOOR

LANDING

BEDROOM 1

12' 2" x 9' 10" (3.71m x 3.71m)

With fitted laminate flooring and front facing window plus built-in storage cupboards. Radiator.

BEDROOM 2

9' 10" x 8' 6" (3m x 2.61m)

With rear facing window. Radiator.

BATHROOM

With three-piece suite comprising panelled bath having a shower over, low-level WC and wash hand basin.

OUTSIDE

Jevans Court is a cul-de-sac development with Number 6 being at the head of the cul-de-sac forming a block of four properties. There is a side passage which leads to the rear where there is an enclosed area of garden.

There is also an allocated garage for the property, this being located within a block of three situated to the right-hand side of the block of houses.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 64 square metres.



Bedroom



Bathroom



Enclosed garden



Single 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

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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

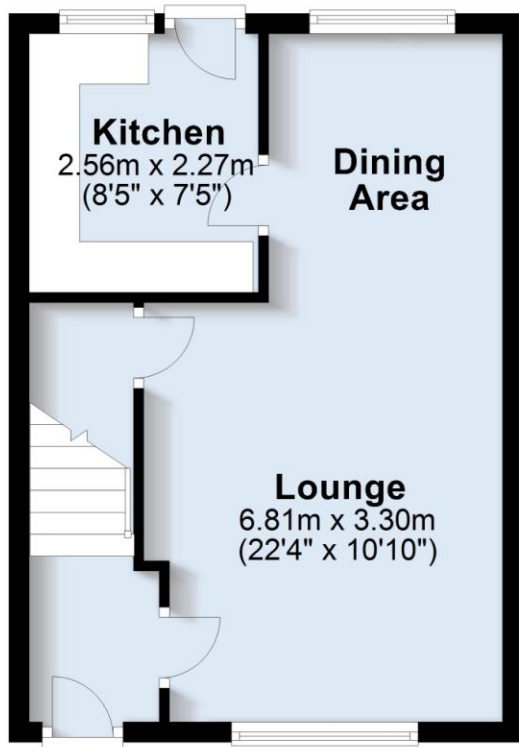
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 64 sq m

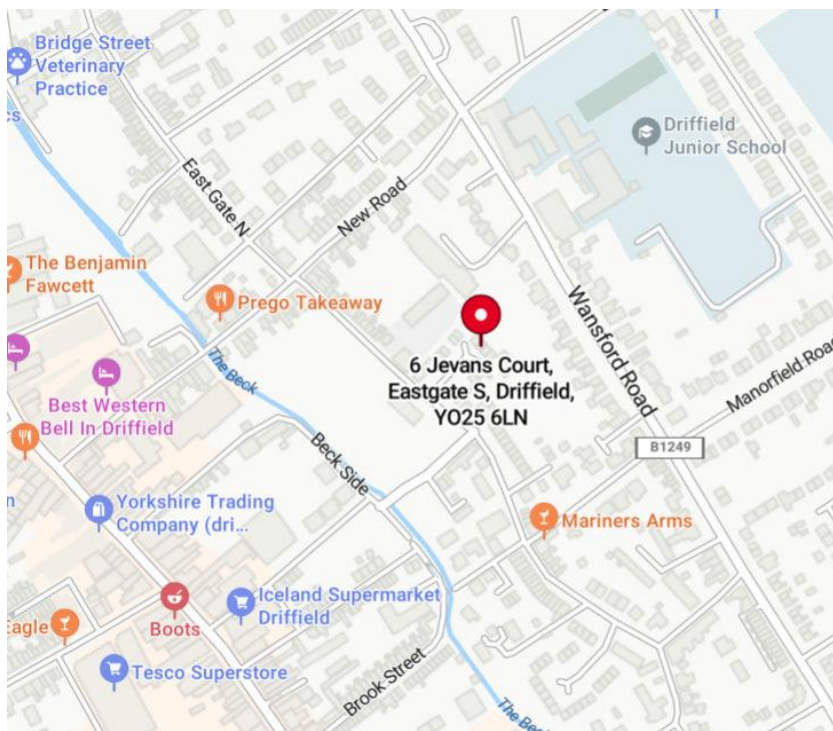
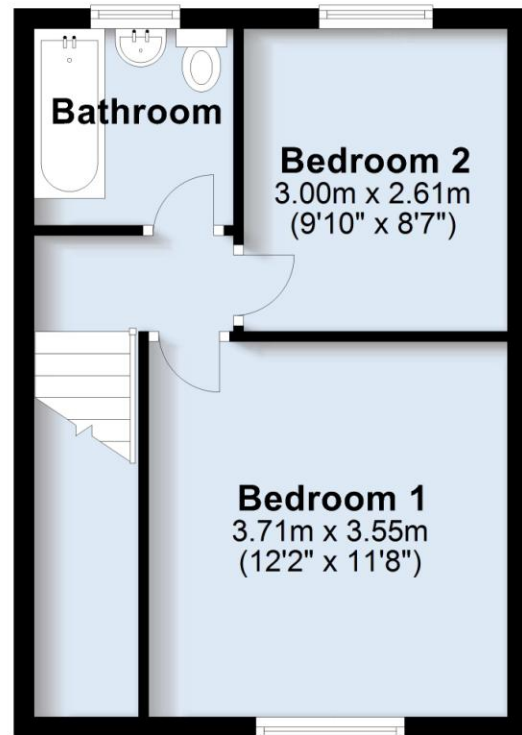
Ground Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



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.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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