



4 Galloway Court
Driffield
YO25 6PG

ASKING PRICE OF

£162,000

2 Bedroom Mid Terraced House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



 2
  1
  1
  Garage
  Electric Heating

4 Galloway Court, Driffield, YO25 6PG

Offering picturesque views across Driffield Beck towards the town centre, this is really a rare find combining a very attractive setting with the convenience of being only a stones throw from the town centre. The property itself internally is well presented and generously proportioned. A lovely light and airy lounge is perhaps its main focal point with large window to the front. The kitchen also provides ample space for a table and gives access onto the rear garden. Both bedrooms are double sized and there is also a house bathroom with shower.

Car parking is available immediately to the rear of the property and there is further scope to create more hardstanding within the rear boundary. In addition, there is a useful single garage available in a communal block.

The location really sets this house aside from its counterparts with beautiful tranquil views across Driffield Beck which can be enjoyed from the front garden which also has a lovely westerly aspect.

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



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE LOBBY

3' 6" x 2' 0" (1.08m x 0.63m)

With further door leading into:

LOUNGE

15' 7" x 12' 2" (4.77m x 3.73m)

With large front facing window and feature fire surround and electric fire in situ. Staircase leading off to the first floor and wall mounted electric heater. Views onto the front garden with Driffeld Beck beyond.

KITCHEN

12' 4" x 12' 3" (3.78m x 3.74m)

Fitted along two walls with a range of base cupboards and wall mounted cupboards to match, co-ordinating worktops and integrated appliances including electric oven and hob with extractor over. Inset one and a half bowl stainless steel sink with base cupboard beneath and space and plumbing for automatic washing machine. Wall mounted electric heater. Wood effect flooring and rear facing door onto the garden.

FIRST FLOOR LANDING

BEDROOM 1

12' 3" x 10' 10" (3.75m x 3.32m)

With front facing window.

BEDROOM 2

12' 3" x 9' 1" (3.75m x 2.78m)

With rear facing window. Wall hung electric heater.

BATHROOM

9' 3" x 5' 5" (2.82m x 1.66m)

With white suite comprising low level WC, panelled bath with electric shower over and vanity wash hand basin. Chrome heated towel radiator and ceramic tiling to the majority of the walls.

OUTSIDE

The property stands back from the road parallel to Driffeld Beck in an elevated position. It is set back from the Beck Side by a forecourt garden that has a path leading from Galloway Lane. The rear of the property can be accessed from Galloway Lane where there is a communal area featuring single garage in a block. To the rear of the property is a garden/patio and this could be utilised for additional parking, if required (subject to any appropriate consents).



Bedroom 1



Bedroom 2



Bathroom



Rear Elevation

CENTRAL HEATING

The property benefits from individually controlled electric heaters.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating F.

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.

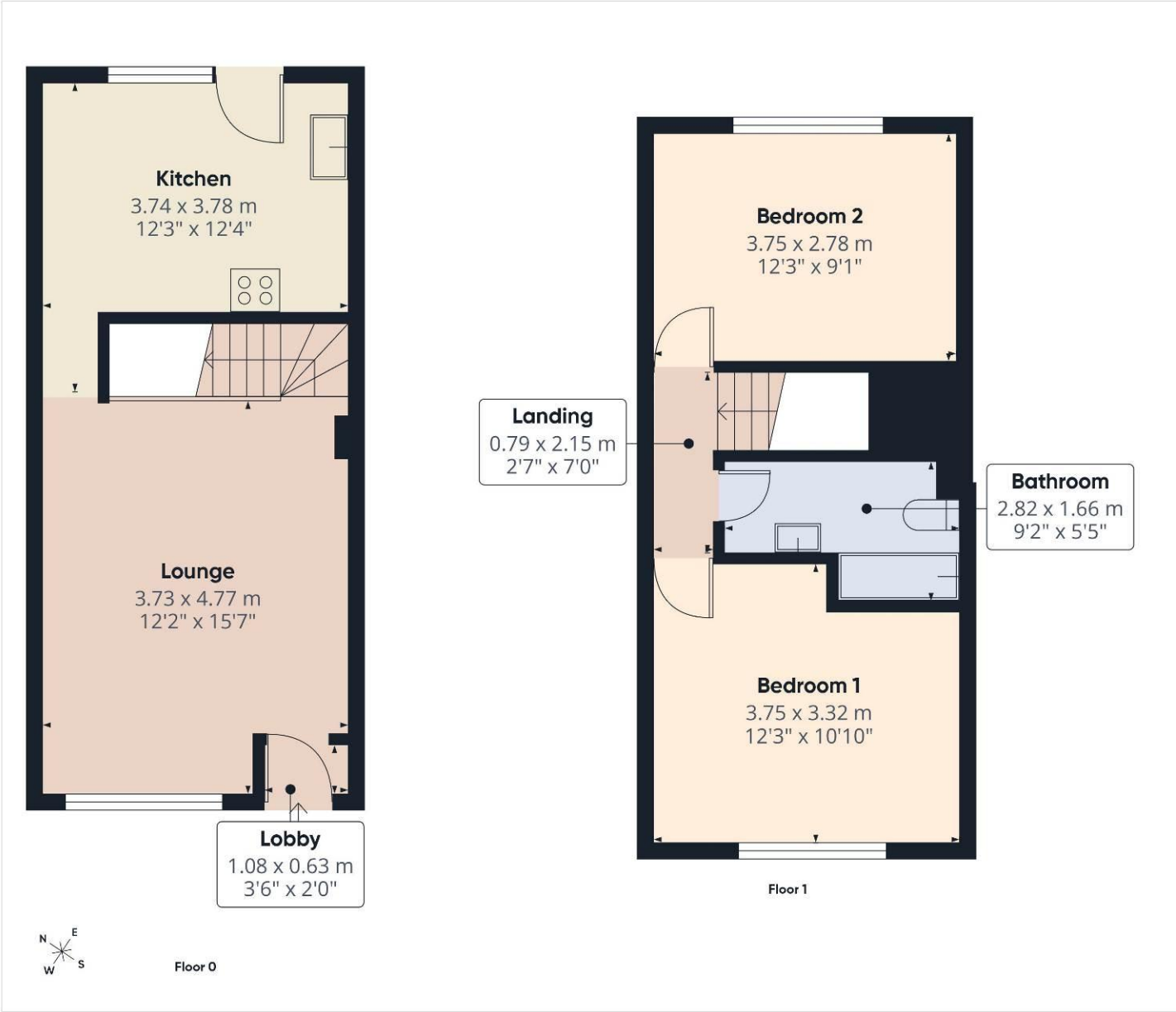
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 60 sq m (644 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little
Kendale

Sketings Farm

Field
House Farm

Eastfield Farm

vgate Farm

Water Forloms

Hospital

DRIFFIELD

The Beck

Driffield Beck

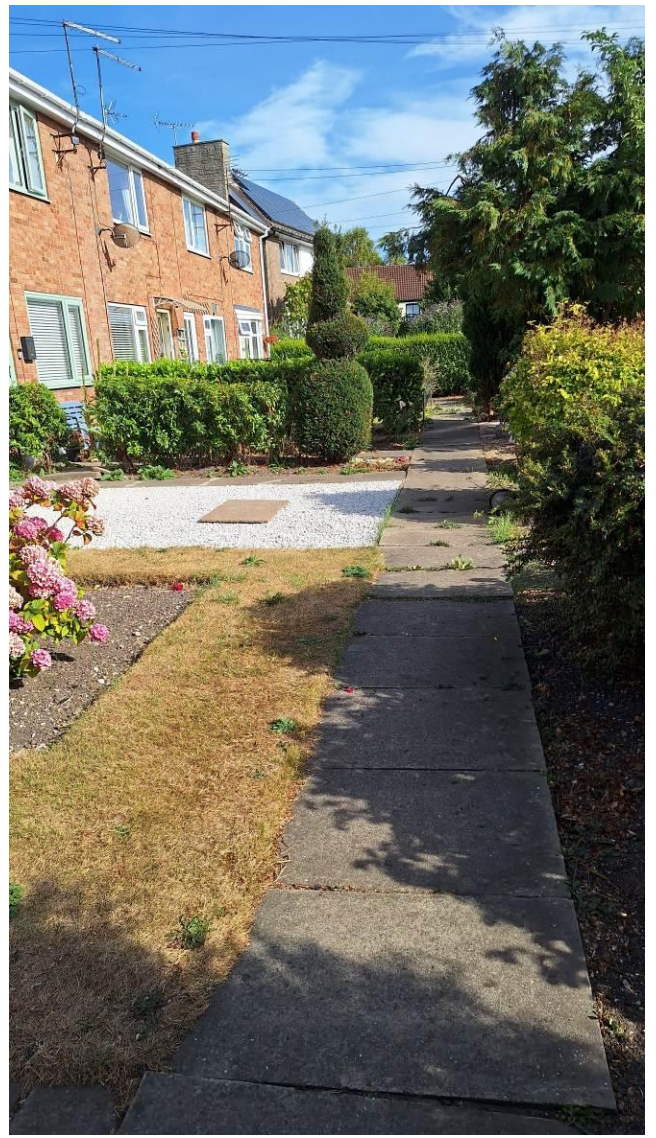
River Hill
West Beck

4 Galloway Court

Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION



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