

Flat 1, 59 Middle Street North
Driffield
YO25 6SU

ASKING PRICE OF

£120,000

2 Bedroom Ground Floor Flat

Ullyotts Est. 1891 Estate Agents

01377 253456



Patio Garden

2 | 1 | 1 | On Road Parking | Gas Central Heating

59 Middle Street North, Driffield, YO25 6SU

A VERY DISTINCTIVE DOUBLE FRONTED GROUND FLOOR APARTMENT offering extensive accommodation that is conveniently situated for access into the town centre, this being only a few hundred metres away. Offering much more accommodation than is often found within its price range, the apartment benefits from two large front facing rooms, one being the main lounge and one being a bedroom. There is an additional bedroom located at the rear, fitted kitchen plus main bathroom.

A particular feature of this property is the rear patio that has an attractive west facing aspect and views across to All Saint's Church. Patios, or outside space of this nature, is seldom found with this type of property.

The accommodation is centrally heated benefitting from a gas fired system.

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.



Entrance Hall



Lounge



Lounge



Lounge

Accommodation

ENTRANCE HALL
14' 10" x 4' 5" (4.53m x 1.35m)
and (2.37m x 1.09m) A spacious welcoming main entrance to the property with access into all rooms. Radiator.

LOUNGE
15' 10" x 13' 7" (4.84m x 4.16m)
With front facing full height bay window, feature fire surround with provision for an electric fire. Decorative ceiling cornice. Radiator.

BEDROOM 1
Again, with full height front facing bay window. Radiator. Decorative ceiling cornice.

BEDROOM 2
10' 2" x 8' 10" (3.10m x 2.70m)
With rear facing window. Radiator.

KITCHEN
13' 10" x 9' 6" (4.22m x 2.91m)
Fitted with a range of base and wall mounted kitchen cupboards Finished with white glossy doors and a chrome handle. Complimentary worktop and inset single bowl stainless steel sink with base cupboard beneath. Electric integrated oven with extractor over and space and plumbing for an automatic washing machine. Provision for a fridge freezer and plenty of space for a breakfast table. Door leading out to the exterior.

BATHROOM
7' 7" x 4' 10" (2.32m x 1.48m)
Fully tiled to three walls and including Shower style bath with side panel and shower over with a curtained rail. Low-level WC and wash hand basin. Double panelled radiator.

OUTSIDE
The property stands in an elevated position with a stepped access off of Middle Street North and a front forecourt style garden. To the rear is an enclosed area of patio style garden with attractive west facing aspect and views across to All Saint's Church.

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

TENURE
We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.



Kitchen



Bedroom 2

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.

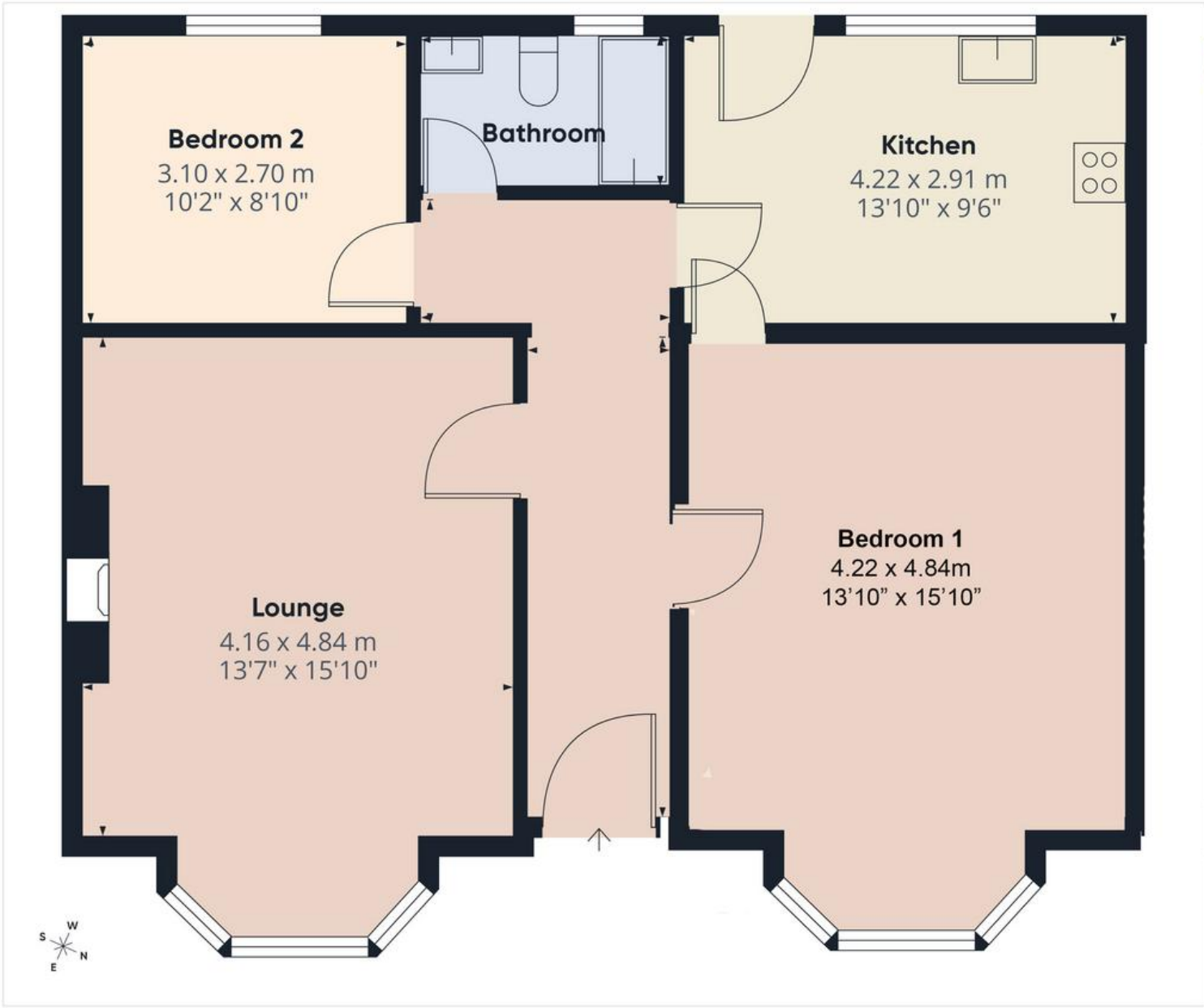
VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

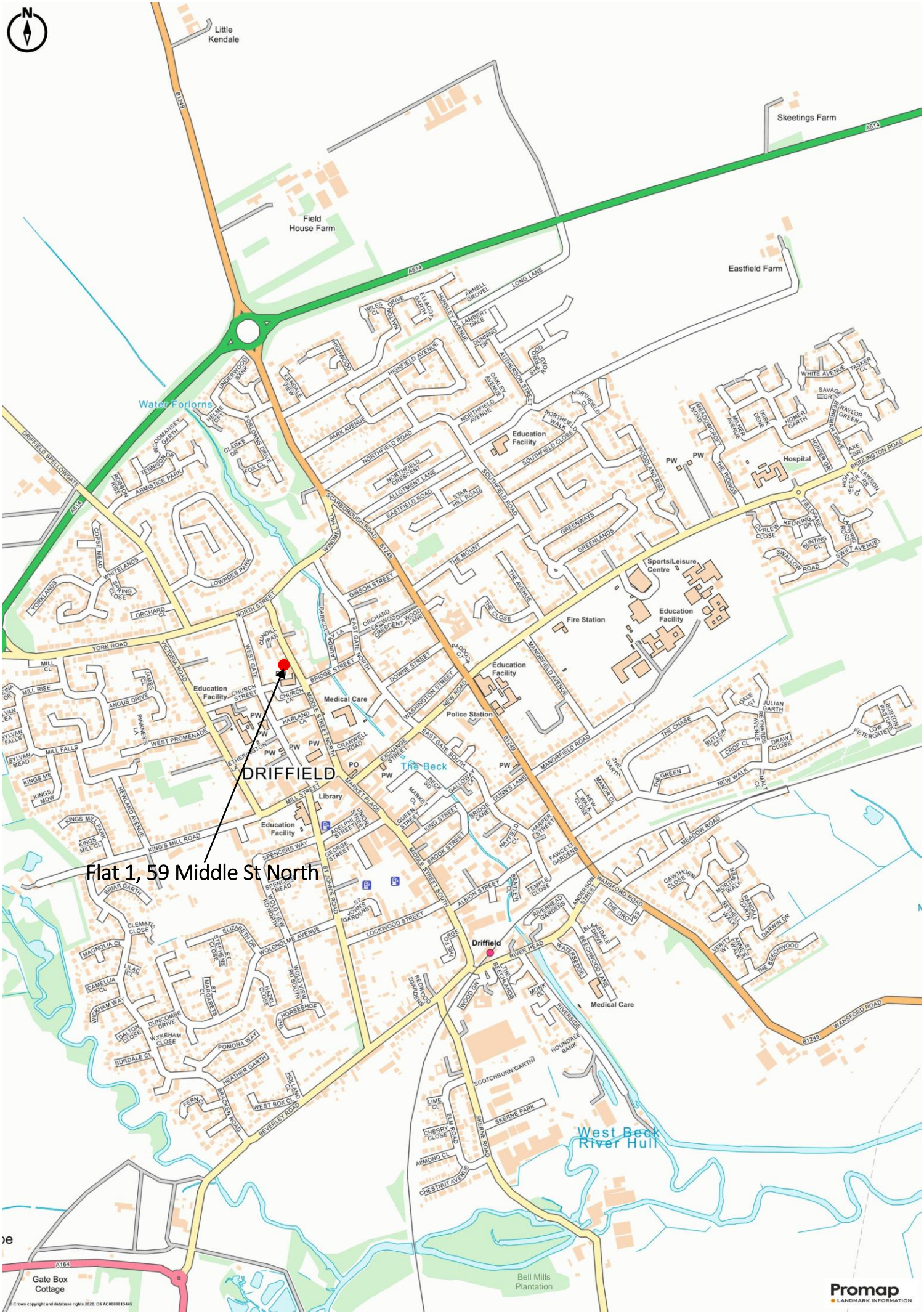
Regulated by RICS



Bathroom

The digitally calculated floor area is 55 sq m (591 sq ft). This area may differ from the floor area on the Energy Performance Certificate.




Flat 1, 59 Middle St North
DRIFFIELD
Little Kendale
Skeetings Farm
Field House Farm
Eastfield Farm
Water Forlorns
The Beck
West Beck
River Hull
Hospital
Sports/Leisure Centre
Education Facility
Fire Station
Police Station
Medical Care
Library
Gate Box Cottage
Bell Mills Plantation
Promap
LANDMARK INFORMATION

Est. 1891

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