



8 Mortimer Walk
Driffield
YO25 5PN

OFFERS IN THE REGION OF

£210,000

3 Bedroom Semi-Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Breakfast Kitchen

 3
  1
  2
  Garage & Off Road Parking
  Gas Central Heating

8 Mortimer Walk, Driffield, YO25 5PN

A comprehensively **REFURBISHED** Town House set within a popular residential area, complete with a single garage.

Having been subject to a full programme of refurbishment immediately prior to sale, the property now benefits from a fully re-fitted kitchen along with integrated appliances, new floor coverings throughout and complete re-decoration allowing the new owner to simply move straight in!

The accommodation on offer is arranged over three floors with a lounge and breakfast style kitchen on the ground floor. Doors from the kitchen lead out onto the garden which is enclosed. The first floor features two bedrooms plus house bathroom, whilst the upper most floor has an exceptionally spacious master bedroom with en-suite.

In summary, **THIS PROPERTY REALLY IS RIPE FOR IMMEDIATE OCCUPANCY** and allows buyers the opportunity to effectively buy a new home at a very competitive price given the level of accommodation on offer.

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

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 - Virtually Staged



Breakfast Kitchen



Kitchen - Virtually Enhanced

Accommodation

FRONT ENTRANCE HALL

8' 3" x 3' 2" (2.53m x 0.99m)

With staircase leading off to the first floor. New carpet.

Radiator.

LOUNGE

15' 10" x 9' 9" (4.84m x 2.98m)

With front facing window. New carpet. Radiator.

BREAKFAST KITCHEN

13' 4" x 11' 7" (4.08m x 3.55m)

Fitted along two walls with a modern range of kitchen units featuring a wood block effect worktop and cabinets finished with Shaker style doors and modern handles. Integrated appliances include an electric oven with electric induction hob and extractor. Inset sink with single drainer and base cupboard beneath. Rear facing window and double doors leading onto the rear garden.

There are also additional wall cupboards, if required, allowing the new owner to extend storage facilities within the kitchen and also install integrated standard size appliances, such as a washing machine or dishwasher.

CLOAKROOM/WC

5' 8" x 3' 1" (1.73m x 0.95m)

With low level WC and wash hand basin.

FIRST FLOOR LANDING

BEDROOM 2

13' 4" x 10' 0" (4.08m x 3.05m)

With rear facing window and new carpet. Radiator.

BEDROOM 3

13' 4" x 5' 4" (4.08m x 1.65m)

With front facing dual windows. Radiator.

BATHROOM

6' 7" x 6' 4" (2.03m x 1.94m)

With suite comprising bath, wash hand basin and low level WC. Radiator.

SECOND FLOOR

BEDROOM 1

18' 9" x 9' 10" (5.73m x 3.02m)

With sloping ceilings and new carpet. Small storage cupboard. Radiator.



Bedroom 2



Bedroom 2 - Virtually Staged



Bedroom 3



Bedroom 3 - Virtually Staged

EN-SUITE

6' 7" x 6' 6" (2.03m x 1.99m)
 With shower enclosure, low level WC and wash hand basin.
 Radiator.

OUTSIDE

The property stands back from the road behind a very shallow front forecourt. A side access leads to the rear of the property where there is a enclosed area of garden.

CENTRAL HEATING

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

DOUBLE GLAZING

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 C.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

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



Bathroom



Bedroom 1



Bedroom 1 - Virtually Staged



En-suite



The digitally calculated floor area is 91 sq m (981 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0

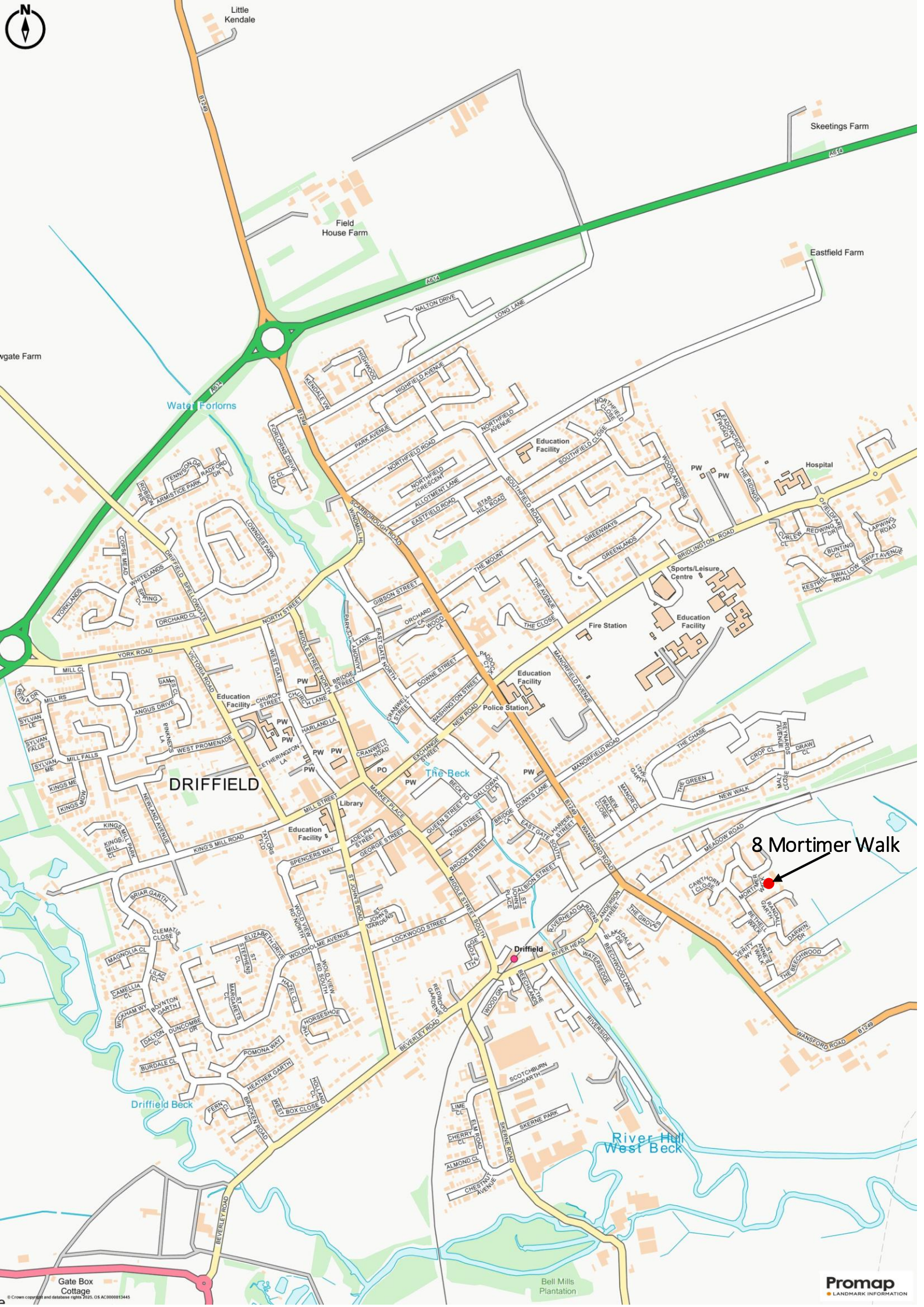


Floor 1



Floor 2





8 Mortimer Walk



▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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