



29 Brook Street
Driffield

YO25 6QP

ASKING PRICE OF

£140,000

3 Bedroom Mid Terraced House



Garden



On Road
Parking



Gas Central Heating

29 Brook Street, Driffield, YO25 6QP

Located within literally a stones throw of the town centre of Driffield with all its amenities, this is a forecourted terraced house which is well presented throughout offering first time buyers the opportunity to purchase a substantial first home. Particular features of this property are the enclosed rear garden which has a southerly aspect and also the distinct advantage of it being totally enclosed allowing the owners to have a dog, if desired.

The ground floor living accommodation is divided into two sections, the front part being the lounge and the rear part having the potential to be used as a dining area. A staircase leads off to the first floor and the remaining ground floor comprises a fitted kitchen plus bathroom with shower.

The first floor features two good sized bedrooms, the second bedroom giving direct access to an attic which could provide a third bedroom, if required, or be utilised for recreational purposes, such as a home gym, cinema room or even office.

The property is centrally heated throughout and represents excellent value for money at the price.

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



Dining Area



Bathroom

Accommodation

ENTRANCE PORCH

3' 11" x 3' 4" (1.21m x 1.03m)

With direct access into:

LOUNGE

10' 7" x 10' 5" (3.24m x 3.19m)

With front facing window and laminate floor. Radiator.

Opening into:

DINING AREA

11' 10" x 11' 4" (3.62m x 3.47m)

With staircase leading off to the first floor and laminate flooring. Radiator.

KITCHEN

10' 6" x 7' 4" (3.21m x 2.26m)

Fitted with a range of modern style kitchen units including base cupboards with worktops over and wall mounted cupboards to match. Integrated appliances include an electric oven and gas hob, inset sink with base cupboard beneath plus plumbing for automatic washing machine.

Door leading into:

REAR LOBBY

4' 6" x 2' 10" (1.38m x 0.87m)

With door on to the exterior.

BATHROOM

With suite comprising bath with shower over, pedestal wash hand basin and low level WC. Double panelled radiator. Tiling to the walls.

FIRST FLOOR LANDING

2' 5" x 1' 11" (0.74m x 0.59m)

BEDROOM 1

11' 0" x 10' 4" (3.37m x 3.16m)

With front facing window. Radiator.

BEDROOM 2

11' 5" x 9' 2" (3.49m x 2.80m)

With rear facing window. Radiator.

Staircase leading off to:

ATTIC/BEDROOM 3

10' 6" x 10' 3" (3.22m x 3.14m)

With sloping ceilings. Radiator.



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

OUTSIDE

The property stands back from the road behind its own front facing forecourt. There is a side passage which provides access to the rear garden.

A particular feature of this property is the privacy allowing owners to have a fully enclosed garden area with secure access from the house. The garden itself includes two areas of lawn plus paved patio and garden shed.

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 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.

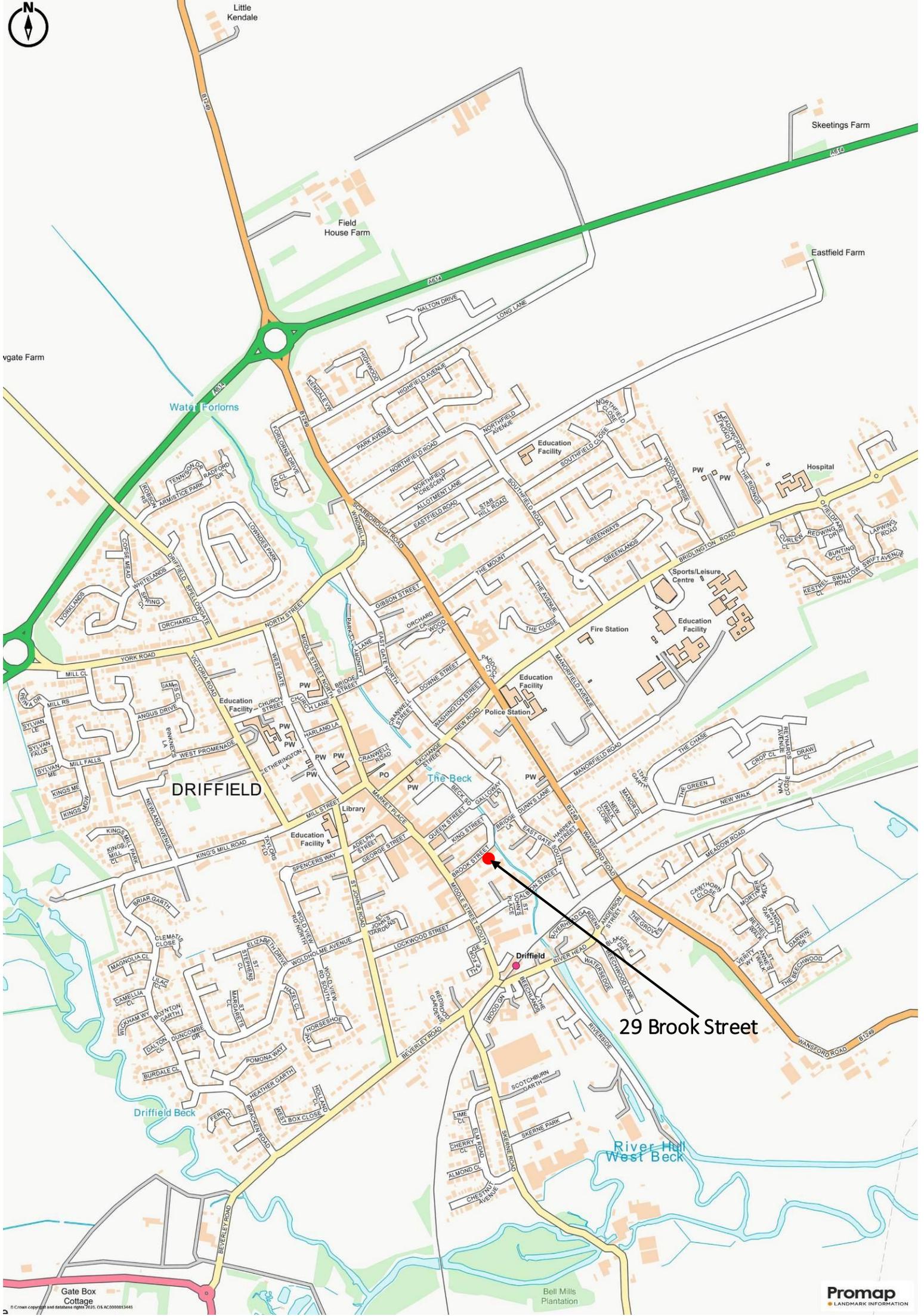
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 70 sq m (751 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





vgate Farm

Little Kendale

Sketings Farm

Eastfield Farm

Field House Farm

Water Forlorns

DRIFFIELD

The Beck

Driffield Beck

River Hull West Beck

29 Brook Street

Driffield

Bell Mills Plantation

Gate Box Cottage

▪ Est. 1891 ▪
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