



11 Temple Close
Drifffield

YO25 6BG

ASKING PRICE OF

£170,000 - NO ONWARD CHAIN

3 Bedroom End Terraced House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Allocated parking space

 3
  1
  1
  Parking for 2 vehicles
  Gas Central Heating

11 Temple Close, Driffield, YO25 6BG

Located within a modern cul-de-sac just off Eastgate South, within convenient access of the town centre, this is a modern semi-detached home that provides three bedroom accommodation and as such, is likely to appeal to many different buyers from first-time buyers through to older buyers simply wanting the convenience of town centre access and low maintenance.

The interior layout includes a front facing lounge with dining area, featuring a staircase leading off, fully fitted kitchen with range of appliances and useful utility room/WC. On the first floor there are three bedrooms along with house bathroom.

Gardens are low maintenance with an open forecourt to the front, paved patio and gravel area to the rear.

There is also allocated parking within an adjacent block paved area.

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 Room



Kitchen



Kitchen



Utility/WC

Accommodation

FRONT ENTRANCE DOOR

Leading into:

LOUNGE/DINING ROOM

19' 3" x 12' 7" (5.88m x 3.86m)

With straight flight staircase to first floor and under stairs storage cupboard. Two radiators.

Door leading to:

KITCHEN

9' 7" x 8' 10" (2.94m x 2.70m)

With a range of base units and wall mounted cupboards. Stainless steel sink. Integrated 'CDA' electric oven and gas four ring hob. Extractor fan. Recessed ceiling lighting. Radiator.

Door to:

UTILITY/WC

9' 7" x 3' 5" (2.94m x 1.05m)

With a worktop and base unit below. Built in cupboard which houses the central heating boiler. Plumbing for automatic washing machine. Low level WC. Wash hand basin with storage cupboard under. Downlights. Radiator.

LANDING

With loft access.

BEDROOM 1

12' 7" x 9' 5" (3.86m x 2.88m)

With front facing window and built-in overstairs cupboard. Radiator.

BEDROOM 2

13' 1" x 6' 0" (4.01m x 1.83m)

With rear facing window. Radiator.

BEDROOM 3

9' 9" x 6' 3" (2.98m x 1.92m)

With rear facing window. Radiator.

BATHROOM

6' 0" x 5' 10" (1.84m x 1.79m)

With white suite and chrome fittings comprising panelled bath with mixer taps and plumbed in shower over. Pedestal wash hand basin with storage cupboard and low level WC. Half height tiled walls and fully tiled around the bath with a shower screen. Extractor Fan. Chrome ladder radiator.



Utility/WC



Bedroom 1



Bedroom 1



Bedroom 2

OUTSIDE

The property stands back from the road with path and side planted border. Enclosed rear garden incorporating a patio area with gravel beyond. There are two allocated parking spaces, one adjacent to the property and the other opposite No.1 Temple Close.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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 uPVC 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 B.

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



Bedroom 3



Bathroom

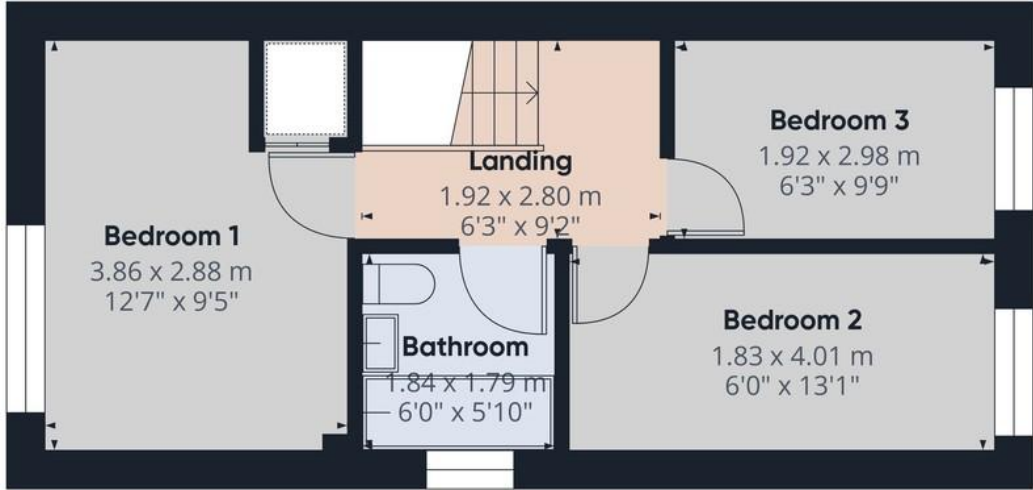


Rear garden

The digitally calculated floor area is 65 sq m (697 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0

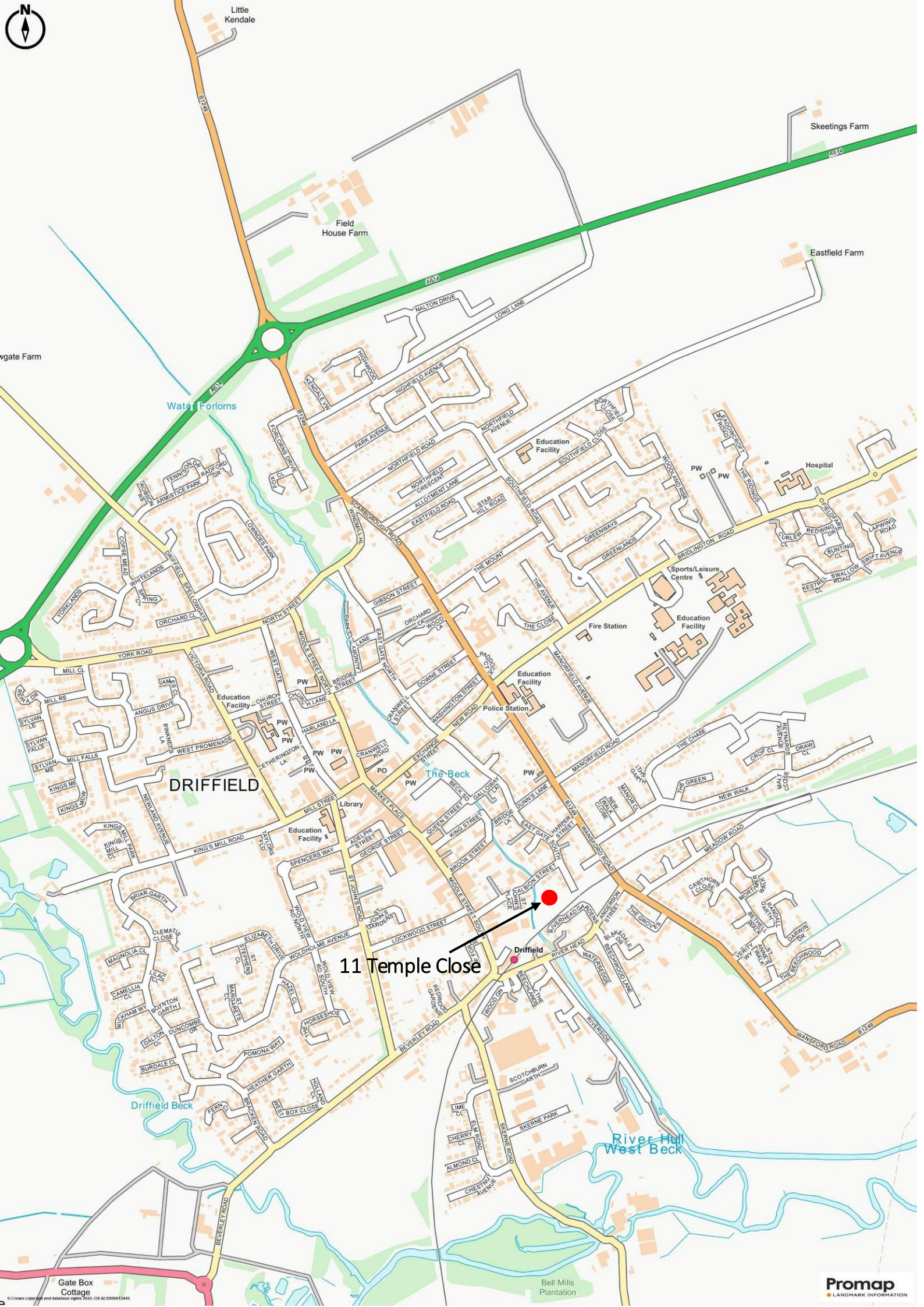


Floor 1

Approximate total area⁽¹⁾
64.7 m²
697 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Driffield

■ Est. 1891 ■
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