



66 Middle Street North
Driffield

YO25 6SU

ASKING PRICE OF

£100,000

2 Bedroom Mid Terraced House

Est. 1891
Ullyotts
Estate Agents

01377 253456



Kitchen



2



1



1



On Road
Parking



Gas Central Heating

66 Middle Street North, Driffield, YO25 6SU

A RARE OPPORTUNITY to acquire an inner terrace house within convenient access of the town centre and in very good overall condition. The property provides two bedroom accommodation arranged over two floors that is both gas centrally heated and double glazed throughout.

THIS IS AN EXCELLENT OPPORTUNITY as a venture into residential property, either as a landlord or as a home owner as the accommodation is in a move-into condition!

Parking is on-street and it should be noted that there is no outside space associated with this property.

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.



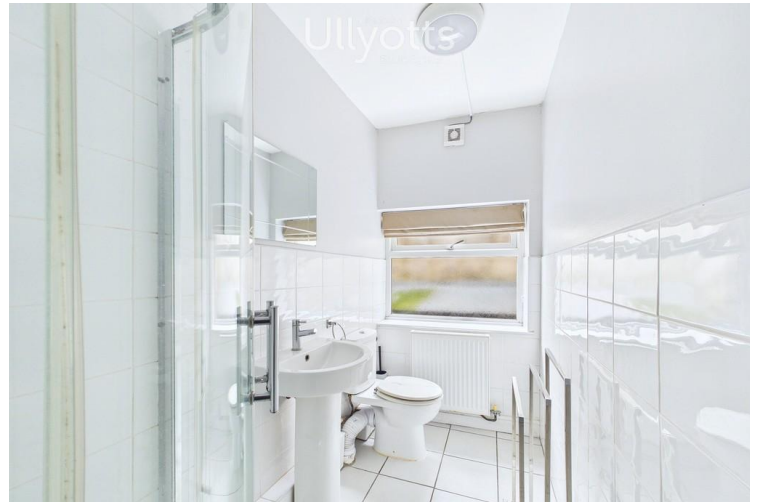
Lounge



Lounge



Kitchen



Shower Room

Accommodation

Direct access off Middle Street North into:

LOUNGE

18' 0" x 10' 2" (5.49m x 3.11m)

With front facing window and traditionally styled fire surround with brick finished back and an electric fire in situ. Built-in understairs storage cupboard. Two double panelled radiators.

KITCHEN

14' 4" x 6' 9" (4.37m x 2.06m)

Fitted along three walls with a range of kitchen units including base and drawer units with wall mounted cupboards to match. There is a block work worktop and integrated electric oven plus four ring gas hob with extractor over, space and provision for a fridge/freezer and inset one and a half bowl stainless steel sink with base cupboard beneath.

LOBBY

2' 6" x 2' 5" (0.77m x 0.76m)

A small lobby with storage space and plumbing for automatic washing machine.

SHOWER ROOM

8' 8" x 4' 4" (2.65m x 1.33m)

With a Quadrant style shower enclosure, pedestal wash hand basin and low level WC. Half tiled walls and full tiling to the shower area. Radiator.

FIRST FLOOR LANDING

BEDROOM 1

15' 10" x 5' 7" (4.84m x 1.72m)

With front facing window and double panelled radiator. Built-in cupboard housing gas fired boiler.

BEDROOM 2

11' 4" x 8' 3" (3.47m x 2.53m)

With rear facing window and double panelled radiator.

OUTSIDE

The property is built flush to the pavement. There is a side access into a covered passage leading to a bin storage area. There is no garden associated with this property.



Bedroom 1



Bedroom 2

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 A.

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 Ulyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 55 sq m (595 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Sketlings Farm

Eastfield Farm

vgate Farm

Water Forloms

66 Middle Street North



DRIFFIELD

The Beck

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ Est. 1891 ▪
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