



2 Cranwell Street  
Driffield

YO25 6DF

ASKING PRICE OF

**£112,000**

2 Bedroom End Terrace House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge



## 2 Cranwell Street, Drifffield, YO25 6DF

A spacious end of terrace house which is conveniently situated for access into Drifffield town centre via Cranwell Road and as such is handy for most of Drifffields amenities. The property has been well maintained and offers a good range of accommodation which is generously proportioned and includes a lounge with front facing window, fitted kitchen, two bedrooms and wet room.

The accommodation is gas centrally heated and also benefits from UPVC double glazing throughout.

There is a small front facing forecourt whilst to the rear is an enclosed yard which is secure and as such, would potentially appeal to buyers with dogs.

### DRIFFIELD

Drifffield 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.



Kitchen



Lounge



Landing



Bedroom

## Accommodation

### ENTRANCE INTO:

#### LOUNGE

20' 6" x 11' 10" (6.26m x 3.61m)  
With front and rear facing windows. Wall hung gas fire and fitted picture rail. The lounge has particularly high ceilings with coving. Radiator.

#### KITCHEN

11' 6" x 7' 4" (3.51m x 2.26m)  
Fitted with a range of base and drawer units having worktops over and wall mounted cupboards to match. Side and rear facing window plus sink with single drainer and space for a slot in cooker and plumbing for automatic washing machine. Extractor fitted. Door to the exterior.

#### LANDING

#### BEDROOM 1

11' 9" x 10' 3" (3.6m x 3.14m)  
With front facing window. Radiator.

#### BEDROOM 2

8' 7" x 7' 6" (2.63m x 2.31m)  
With rear facing window. Radiator.

#### WET ROOM

Featuring curtained shower area, low-level WC and wash hand basin.

#### OUTSIDE

The property stands back from the road behind a front forecourt. There is a side access which leads to the rear where there is an enclosed area of yard.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 62 square metres.

#### 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





Bedroom

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 A.

**ENERGY PERFORMANCE CERTIFICATE**

Rating E.

**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.

Regulated by RICS



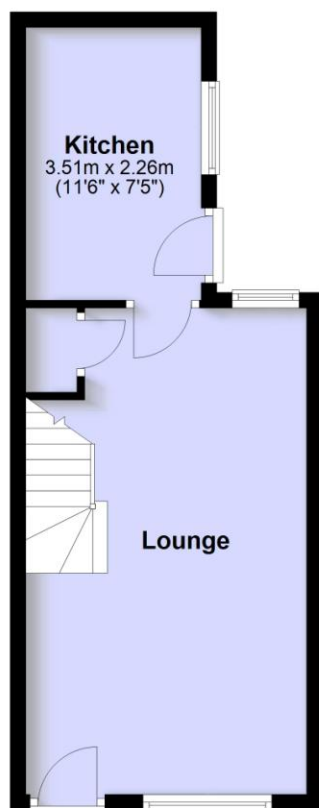
Wet Room



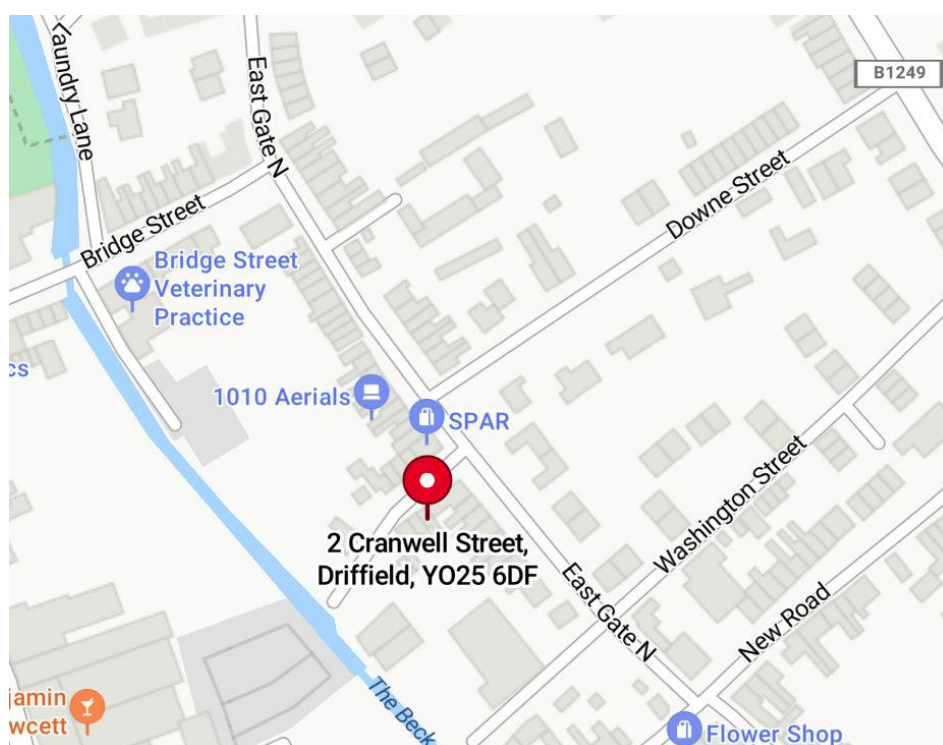
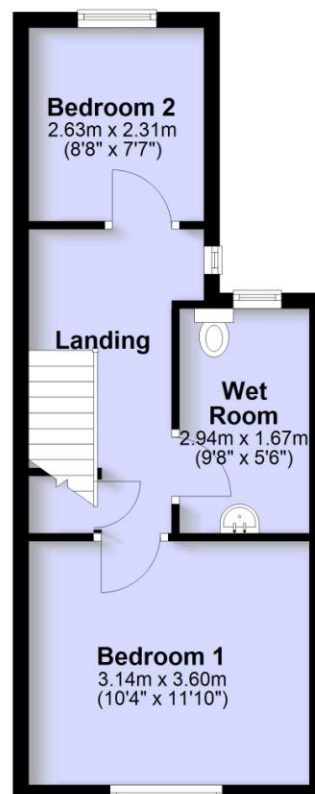
Yard

The stated EPC floor area, (which may exclude conservatories),  
is approximately 62 sq m

**Ground Floor**



**First Floor**





# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.



# ■ Ulllyotts ■

EST 1891



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