



38 Armistice Park
Drifffield
YO25 5AN

SHARED OWNERSHIP 40% SHARE

£74,000

3 Bedroom End Terraced House

Est. 1891
Ulllyotts
Estate Agents

01377 253456



Rear Garden



3



1



1



Off Road
Parking



Gas Central Heating

38 Armistice Park, East Yorkshire, YO25 5AN

A RARE OPPORTUNITY to purchase a 40% share of this modern home which is located within a modern development on the outskirts of Driffield.

Shared Ownership means that the amount required for a deposit is comparatively lower than normal and a market rent is payable for the part not purchased. Increased shares of ownership can be purchased at intervals, following purchase.

The accommodation on offer is arranged over three floors and this includes a rear facing lounge that enjoys views of the garden plus fully fitted kitchen and master bedroom on the upper most floor that features an en-suite.

The property is presented to an EXCELLENT STANDARD THROUGHOUT - ready for immediate occupancy by the new owner!

There is parking to the front and additional parking on the adjacent roadside.

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.



Kitchen



Breakfast Area



Lounge



Lounge

Accommodation

ENTRANCE HALL

14' 9" x 3' 4" (4.51m x 1.02m)

With feature staircase leading off to the first floor. Built-in storage cupboard and built-in understairs storage cupboard. Radiator.

KITCHEN

14' 9" x 6' 6" (4.52m x 2.00m)

Fitted along two walls with a range of base cupboards with coordinating worktops and wall mounted cupboards to match. Contemporary splash back tiling and integrated appliances including electric oven plus four ring gas hob and extractor over. Inset stainless steel sink with single drainer. Space and plumbing for automatic washing machine and space and provision for a fridge/freezer.

The room also incorporates a useful breakfast area with a front facing window. Radiator.

CLOAKROOM/WC

5' 4" x 2' 9" (1.65m x 0.84m)

With low level WC and pedestal wash hand basin. Radiator.

LOUNGE

13' 1" x 8' 8" (3.99m x 2.65m)

With rear facing window and French doors opening onto the garden. Two radiators.

FIRST FLOOR LANDING

10' 1" x 3' 6" (3.09m x 1.07m)

BEDROOM 2

13' 1" x 9' 1" (4.01m x 2.79m)

With rear facing window. Radiator.

BEDROOM 3/OFFICE

7' 7" x 6' 2" (2.33m x 1.88m)

With front facing window. Radiator.

BATHROOM

6' 6" x 6' 3" (1.99m x 1.93m)

With contemporary white suite and coordinating splashback tiling including panelled bath with shower mixer and hose. Pedestal wash hand basin and low level WC. Radiator.

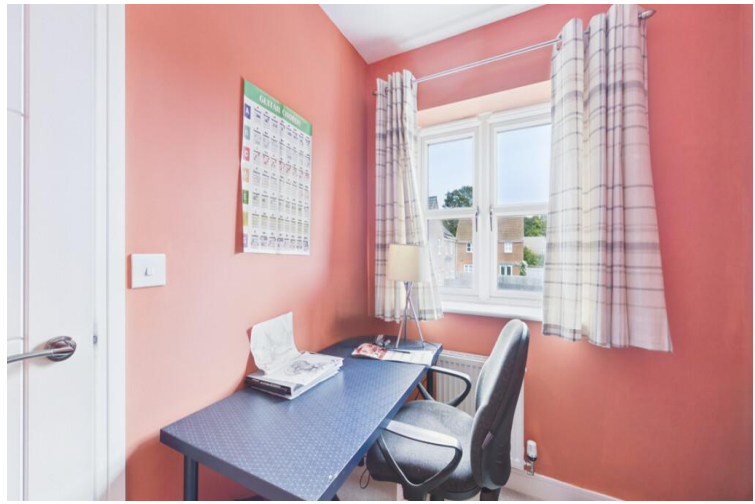
SECONDARY LANDING

10' 1" x 3' 6" (3.09m x 1.07m)

This is an enclosed landing to the second floor.



Bedroom 2



Bedroom 3



Bathroom



Bedroom 1

BEDROOM 1

11' 1" x 10' 5" (3.39m x 3.19m)
With semi-sloping ceilings and radiator.

Leading into:

EN-SUITE

13' 2" x 4' 7" (4.03m x 1.41m)
With shower enclosure, mixer shower, pedestal wash hand basin and low level WC plus radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt which provides useful car parking for a single vehicle. There is also the potential to create an additional car parking space to the front, which is partially gravelled and partially paved at the current time. This may be subject to permission.

To the rear of the property is an enclosed area of garden with a patio immediately adjacent to the house.

SHARED OWNERSHIP SCHEME

This property is being offered on a shared ownership basis in conjunction with Heylo Homes. As part of its resale, a formal valuation has been undertaken which has dictated the asking price. At this stage, Only a 40% share of the property is available to purchase at a proportion of the formal valuation. A market rent is payable for the remaining share.

Once you have viewed this property and if you are interested, your eligibility to purchase will need to be assessed and confirmed but we have included a link to the eligibility criteria within this listing.

CENTRAL HEATING

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

DOUBLE GLAZING

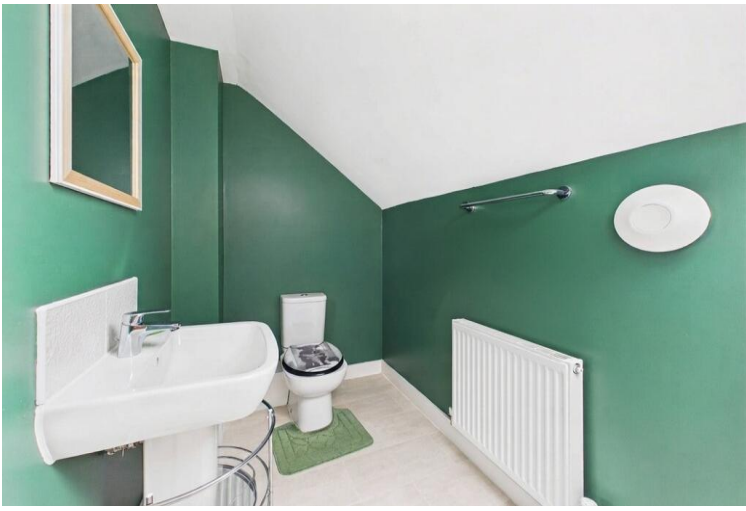
Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



En-suite



En-suite

SERVICES

All mains services are available at the property.

COUNCIL TAX

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

The digitally calculated floor area is 70 sq m (750 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





38 Armistice Park

DRIFFIELD

Driffield

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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