



Ulllyotts
Estate Agents
Est. 1891

26 Adelphi Street
Drifffield
YO25 6RF

ASKING PRICE OF

£85,000 – NO CHAIN

2 Bedroom Mid Terraced House

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01377 253456



Rear Elevation



2



1



1



On Road
Parking



Gas Central Heating

26 Adelphi Street, Driffield, YO25 6RF

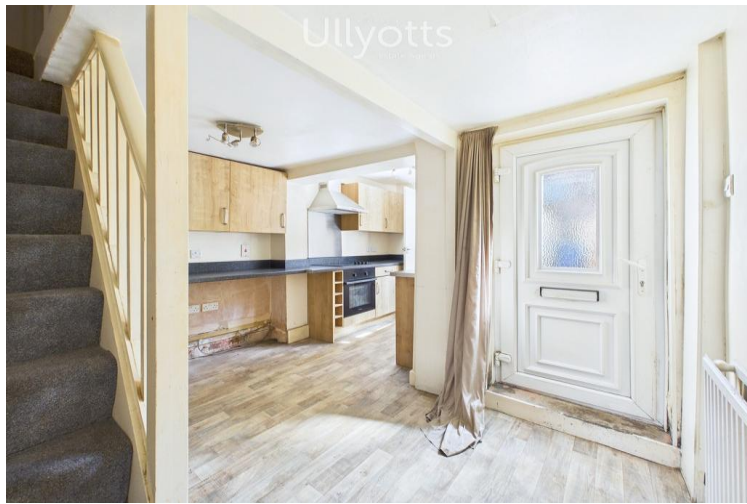
An opportunity to purchase a competitively priced home within only a short walk of the town centre. The property provides two bed room accommodation that is centrally heated and double glazed and which includes a small area of courtyard to the rear.

OVERALL, THE PROPERTY IS IN A GOOD STATE OF REPAIR HAVING BEEN REFURBISHED in its recent history, however, would benefit from a full re-decoration and carpets. With this small level of effort, the reward would be a low cost house which provides a good range of accommodation.

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



Kitchen



Lounge



Bathroom

Accommodation

SIDE GATED PASSAGE

This leads to the rear of the property where there is the main entrance door.

This leads straight into:

KITCHEN

15' 4" x 11' 0" (4.68m x 3.36m)

With staircase leading off to the first floor and being fitted with a range of modern kitchen units including base and wall mounted cupboards and integrated appliances including electric oven, electric hob and extractor over. Integrated wine rack. Space and plumbing for automatic washing machine. Wall mounted gas fired boiler.

LOUNGE

12' 0" x 10' 7" (3.66m x 3.23m)

With front facing window on to Adelphi Street. Coved ceiling. Radiator.

BATHROOM

9' 5" x 4' 7" (2.88m x 1.41m)

With panelled bath and having a shower over. Mixer shower and glass side screen. Low level WC and pedestal wash hand basin. Fully tiled floor. Extractor fan. Radiator.

FIRST FLOOR LANDING

2' 8" x 2' 0" (0.83m x 0.63m)

BEDROOM 1

12' 7" x 9' 4" (3.84m x 2.86m)

With front facing window on to Adelphi Street. Radiator.

BEDROOM 2

10' 11" x 5' 2" (3.35m x 1.58m)

With rear facing window. Radiator.

OUTSIDE

There is a small area of yard to the rear. Neighbouring properties have a pedestrian right of access over the rear of this property.

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.



Bedroom 1



Bedroom 2

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.

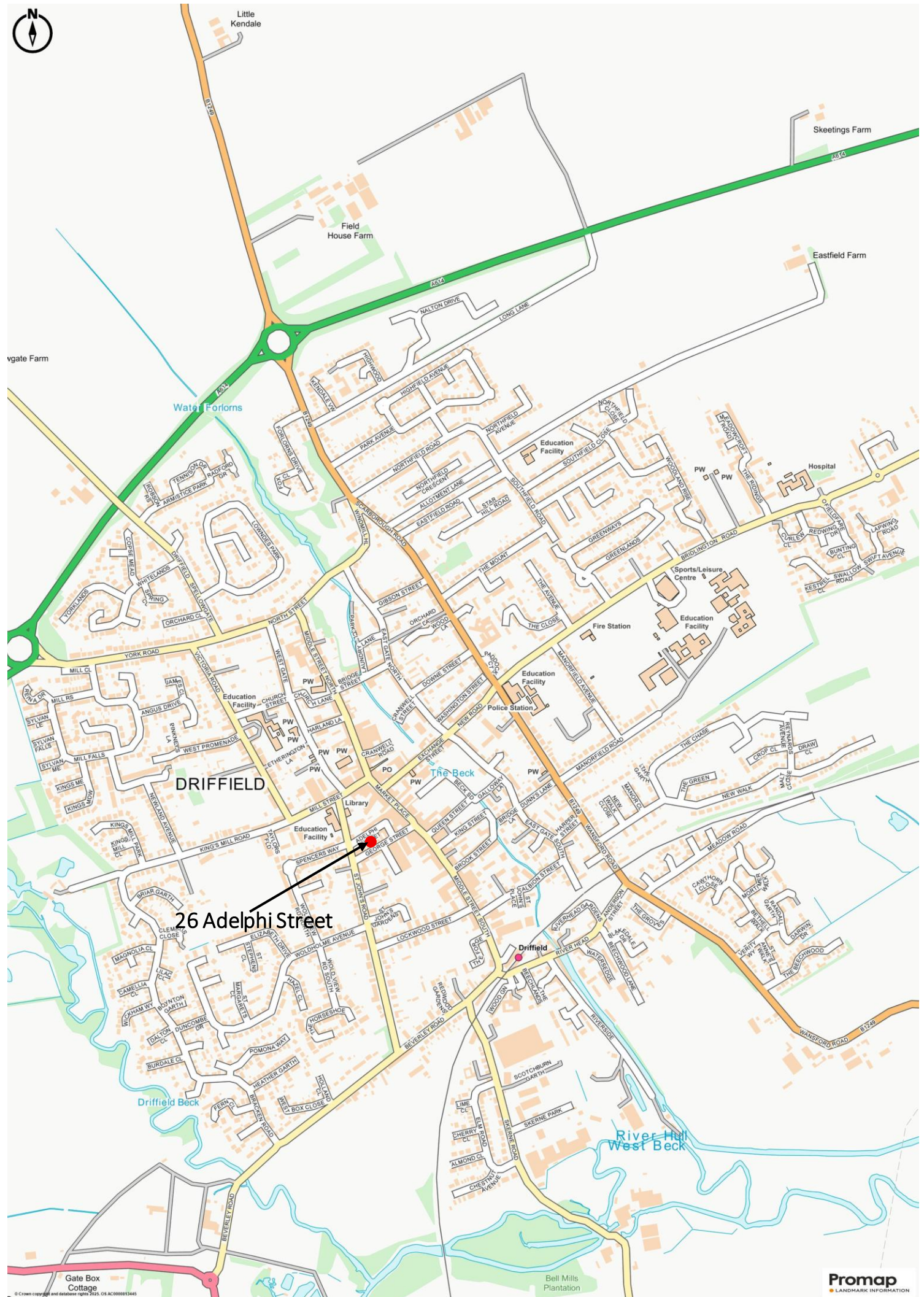
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 28 sq m (298 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
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