



9 Middle Street South
Driffield

YO25 6PT

ASKING PRICE OF

£135,000

2 Bedroom Mid-Terraced House

Est. 1891
Ullyotts
Estate Agents

01377 253456



Breakfast Kitchen



2



1



1



On Road
 Parking



Gas Central Heating

9 Middle Street South, Driffield, YO25 6PT

A property, the nature of which is very rarely available being a modern inner terraced house IN NEED OF GENERAL UPDATING throughout.

The sale of this property provides a real opportunity to create a delightful home to the buyers own specification. Works required include re-fitting of the kitchen, complete re-decoration throughout, new windows and doors and new floor coverings. The property is offered at a COMPETITIVE PRICE to reflect the work required.

The accommodation includes front facing main living room, rear facing dining kitchen, two bedrooms and bathroom on the first floor. In summary, though this is not a property ready for immediate occupancy, it certainly represents **EXCELLENT VALUE FOR MONEY** and true scope to create an ideal home.

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



Breakfast Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

4' 11" x 4' 11" (1.52m x 1.50m)

With staircase leading off to the first floor. Radiator.

LOUNGE

13' 5" x 11' 10" (4.10m x 3.61m)

With front facing window. Radiator.

BREAKFAST KITCHEN

15' 2" x 8' 7" (4.63m x 2.63m)

With a basic range of kitchen units and sink. Access onto the exterior.

FIRST FLOOR LANDING

8' 3" x 6' 3" (2.54m x 1.93m)

BEDROOM 1

14' 11" x 7' 10" (4.56m x 2.41m)

With two front facing windows one of which is a bow window. Radiator.

BEDROOM 2

14' 2" x 8' 2" (4.32m x 2.50m)

With a rear facing window. Radiator.

BATHROOM

With bath and shower with rail for a shower curtain, wash hand basin with vanity unit, low level WC and extractor fan. Tiling around the bath and to one wall.

OUTSIDE

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 B.



Bedroom 2



Bathroom

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

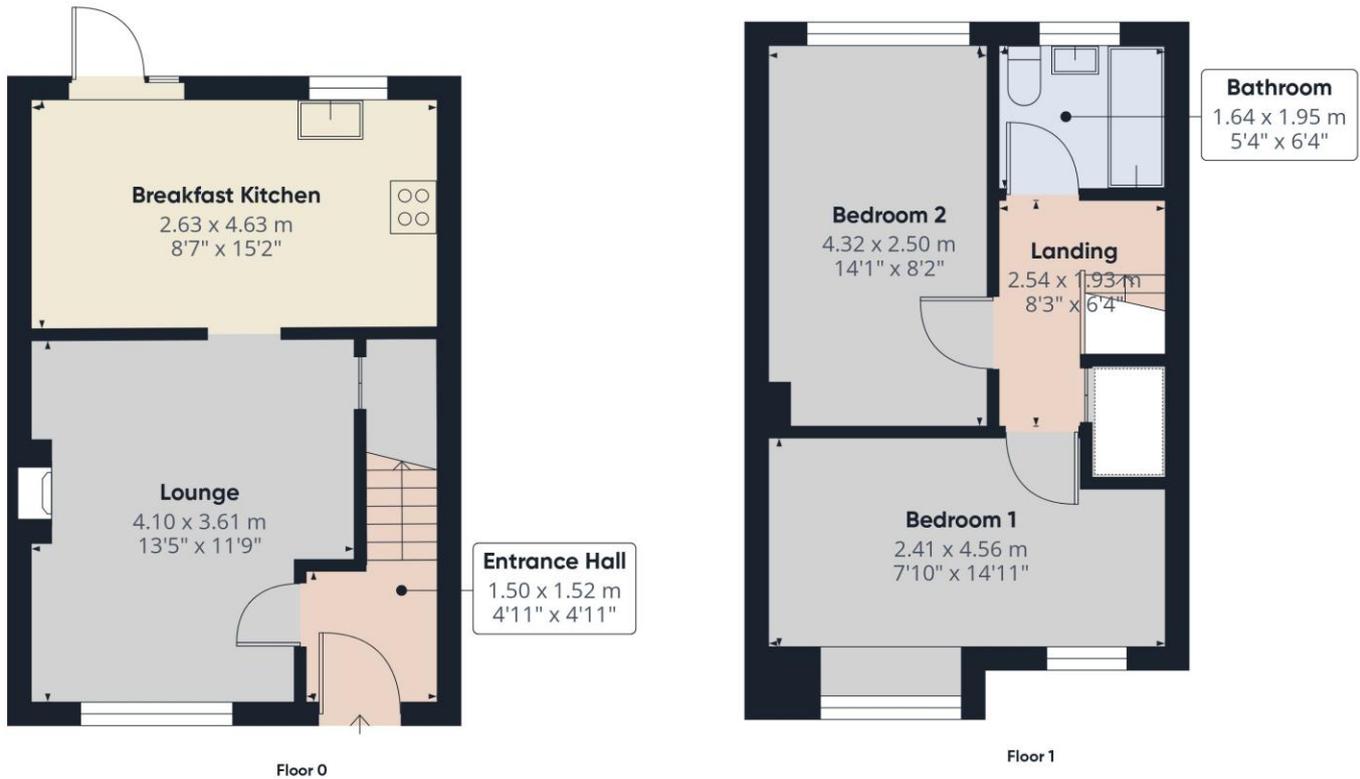
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

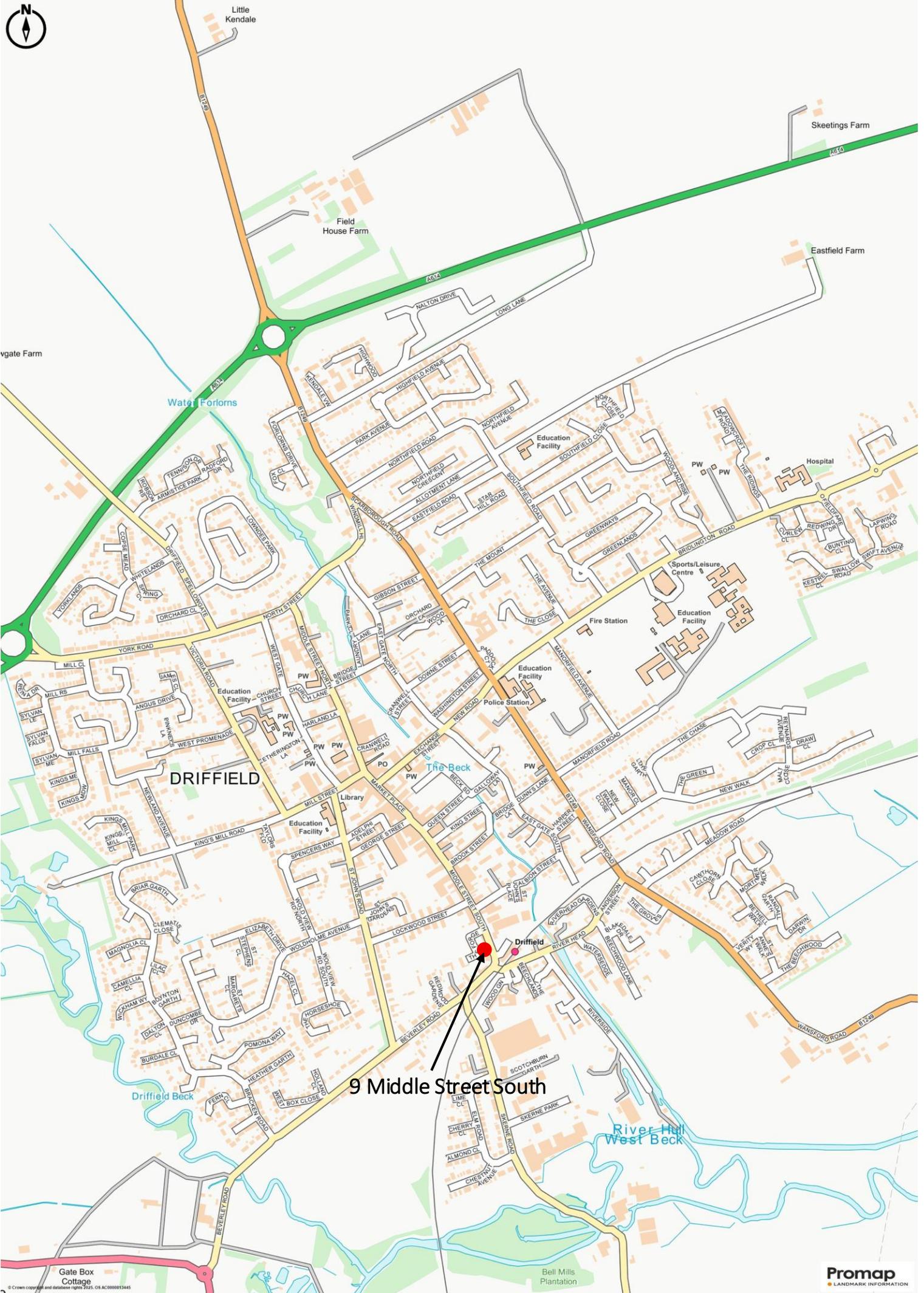
Regulated by RICS



Garden

The digitally calculated floor area is 27.5 sq m (296 ft sq). This area may differ from the floor area on the Energy Performance Certificate.





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▪ Est. 1891 ▪
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