



11 York Road
Little Driffield
YO25 5XA

ASKING PRICE OF

£125,000

Mid terrace cottage with views of the village



Lounge



1



2



1



On Road
Parking



Electric Central Heating

11 York Road, Little Driffield, YO25 5XA

Standing within a delightful village setting overlooking the village pond, this could be one of the best refurbished properties currently available in the area.

Comprising open plan lounge with kitchen, The kitchen itself being well thought out and boasting a wealth of integrated appliances. The first floor offers a master bedroom plus dedicated study/ Dressing room. The bathroom is especially well fitted and includes bath plus shower, wash basin and WC. Who wouldn't want to live here??

There is a central heating system installed and to the rear a most attractive cottage-style elevated garden with shed and seating area.

Viewing of the property is unlikely to disappoint and is thoroughly recommended!

LITTLE DRIFFIELD

A serene and peaceful village since it was by-passed almost 30 years ago. Little Driffield has a pretty green and pond where many people come to feed the ducks and swans. Huge horse chestnut trees stand stately in front of St Mary's Church which is the burial place of Aldfrith, King of Northumbria who died in 705. Little Driffield was a busy centre for trade in Medieval times.



Kitchen



Kitchen into Lounge



Kitchen



Bedroom

Accommodation

Front Entrance into:

LOUNGE

20' 11" x 11' 6" (6.4m x 3.53m)

With front facing window. Fitted laminate flooring and feature chimney breast with a provision for a solid fuel type store.

Being open in to:

KITCHEN AREA

Being especially well fitted with a range of modern kitchen units including base cupboards with worktops over and wall mounted cupboards to match.

Integrated appliances include electric oven plus separate hob with pull-out extractor.

Attractive glass splashback inset circular sink with circular drainer and mixer tap.

Door to the exterior, staircase leading off with useful built-in understairs storage cupboard featuring plumbing for automatic washing machine.

FIRST FLOOR

BEDROOM

10' 7" x 10' 6" (3.25m x 3.21m)

With built-in pine fronted cupboard housing central heating boiler.

STUDY/DRESSING ROOM

6' 9" x 7' 1" (2.07m x 2.18m)

Rear facing window.

BATHROOM

With suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin.

OUTSIDE

The property stands flush to the pavement with attractive views across the village pond.

To the rear is an expanse of garden. This being slightly elevated and comprising predominantly lawn but with a gravelled area. There are also two sheds.

TENURE

Freehold.



Office/ Dressing Room



Bathroom



Garden



VIEWING

Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

SERVICES

Mains water, electricity, drainage and telephone.

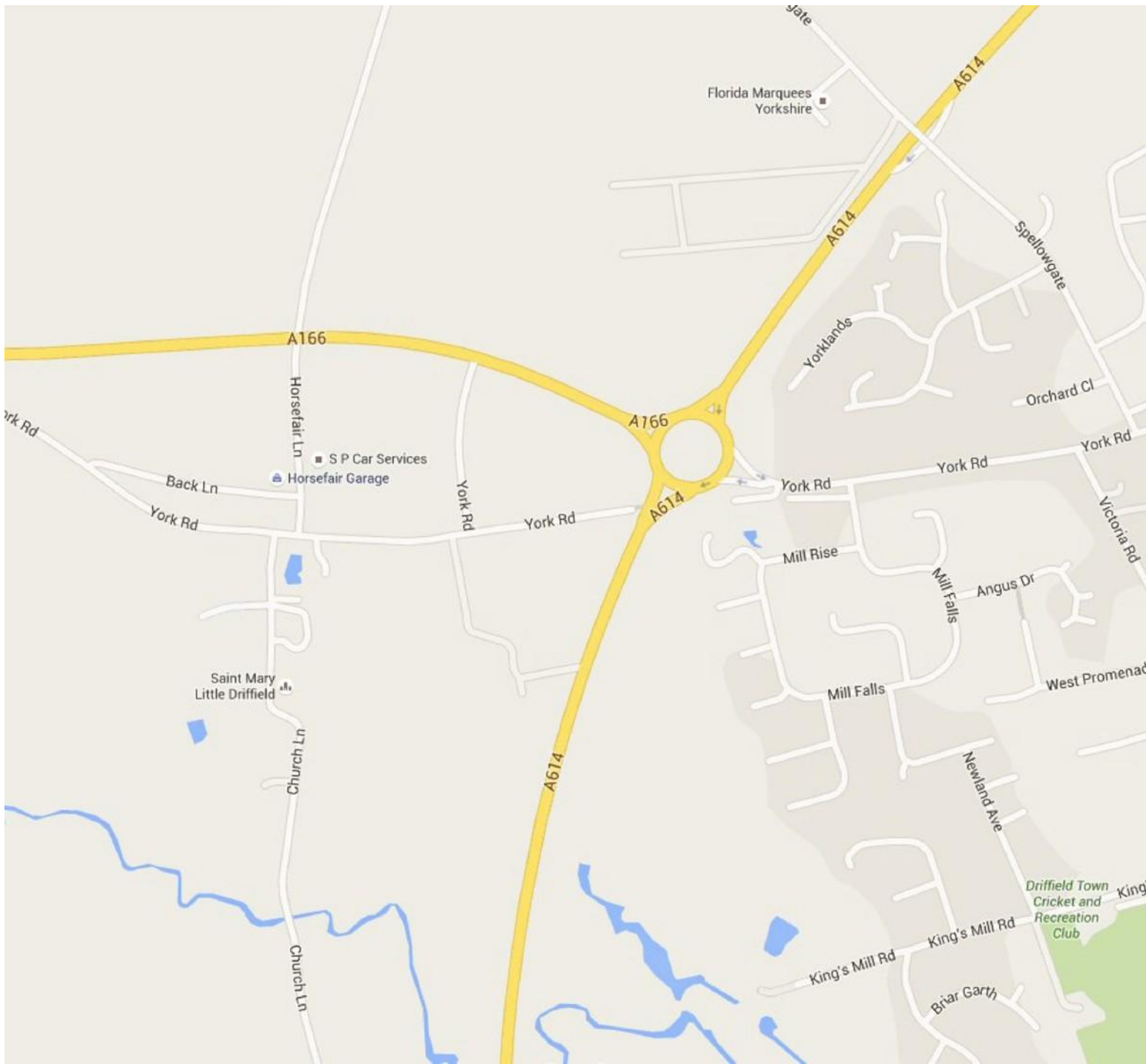
NOTE

Heating systems and other services have not been checked.

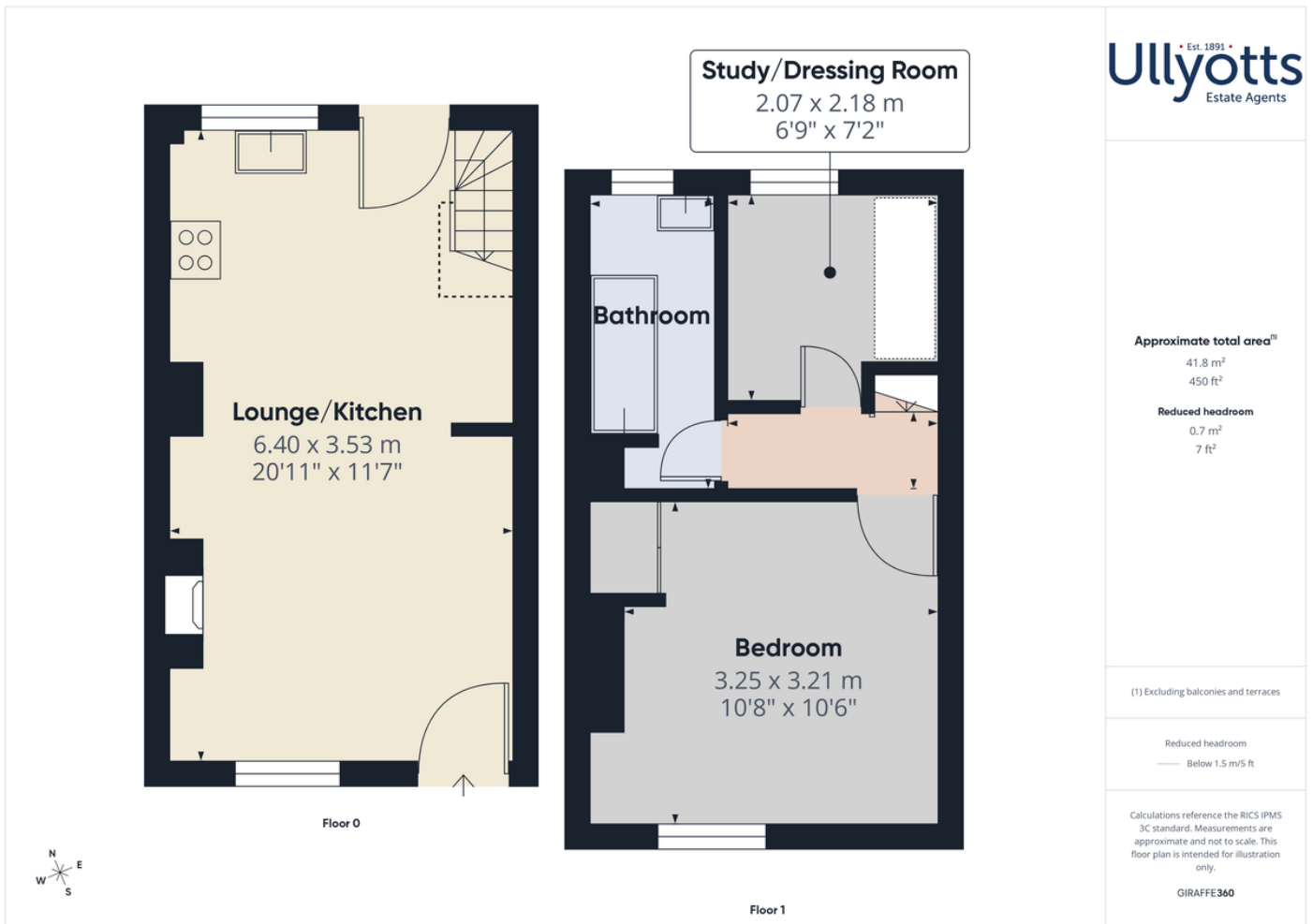
All measurements are provided for guidance only.

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.



The digitally calculated floor area is 42 sq m (452 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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