



Albany House 1 Albion Street
Driffield

YO25 6PZ

FOR SALE BY MODERN AUCTION - START PRICE

£120,000

Up to* 10 Bedroom Town House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



Up to 10 3



1



Garage



Requires attention

Albany House 1 Albion Street, Driffield, YO25 6PZ

The first time to market in more than a century.

A truly exceptional family home (with potential to create 10 bedrooms in all and well over 4000 square feet of living space!) arranged over three floors with a private formally well-tended mainly walled garden and garage. For many years the house doubled as a veterinary surgery. The town centre location is ideal for access to all services and amenities. The ground floor has retail potential subject to the necessary consents first being obtained.

The accommodation is in need of extensive refurbishment and refitting but does retain many period features.

*The second floor is divided into a range of rooms, accessed off each other, these could be property divided into separate rooms, if required.

The principal entrance door is from Albion Street with the rear entrance via an archway over which others have rights-of-way.

There is a garage/store with direct access off Albion Street plus predominantly walled garden.

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.



Sitting Room



Entrance Hall



Dining Room



Kitchen

Accommodation

Entrance door from Albion Street to:

ENTRANCE HALL

Off Albion Street. With period mosaic tiled floor. Dog leg staircase with turned balusters. Panelling beneath, door to cellar. Ceiling cornice.

SITTING ROOM

18' 5" x 14' 9" (5.62m x 4.52m)
(left of Entrance Hall) with open fireplace. Decorative ceiling cornice and dual windows onto Albion Street.

LOUNGE (FRONT)

14' 9" x 13' 1" (4.52m x 4.00m)
With log burner within fireplace. Bay to Middle Street South. Ormate ceiling and cornice plus picture rail.

DINING ROOM

16' 5" x 14' 9" (5.02m x 4.52m)
(Right of Entrance Hall) with open fireplace. Window onto Albion Street.

INNER HALLWAY

KITCHEN

13' 1" x 10' 11" (4m x 3.35m)
With Aga cooker converted to gas.

COOKING AREA

11' 3" x 4' 6" (3.45m x 1.39m)
With stainless steel sink and base cupboard beneath. Base and wall cupboards.

UTILITY ROOM

14' 9" x 5' 9" (4.52m x 1.77m)
With back stairs.

REAR PORCH

LARGE CENTRAL LANDING

With stairs to second floor.

BEDROOM 1 (FRONT)

14' 11" x 13' 1" (4.56m x 4.00m)
With window to Middle Street South. Fireplace. Ceiling cornice.

BEDROOM 2

18' 5" x 14' 9" (5.62m x 4.52m)
(left of Landing) Door to Bedroom 1. Dual windows onto Albion



Utility



Bedroom



Bedroom



Bedroom

Street. Ceiling cornice.

BEDROOM 3

16' 6" x 11' 2" (5.05m x 3.42m)

(Right of landing). Window onto Albion Street. Ceiling cornice.

BEDROOM 4

13' 3" x 11' 1" (4.04m x 3.4m)

Window onto Albion Street. Pedestal washbasin.

BATHROOM

13' 5" x 11' 4" (4.10m x 3.46m)

Three piece suite with shower over bath. Built in cupboards.

SEPARATE WC

BEDROOM 5

14' 10" x 8' 9" (4.53m x 2.68m)

With back stairs. Window onto Albion Street.

STAIRS TO SECOND FLOOR LANDING

BEDROOM 6

27' 10" x 14' 8" (8.5m x 4.49m)

With windows to Middle Street South and Albion Street.

Fireplace.

POTENTIAL BEDROOM 7 – THROUGH ROOM

16' 5" x 14' 9" (5.02m x 4.52m)

Window onto Albion Street.

POTENTIAL BEDROOM 8 – THROUGH ROOM

14' 9" x 13' 2" (4.51m x 4.03m)

Window onto Albion Street.

POTENTIAL BEDROOM 9 – THROUGH ROOM

14' 9" x 13' 5" (4.51m x 4.11m)

Window onto Albion Street. Large cold water tank in situ.

POTENTIAL BEDROOM 10 – ACCESSED THROUGH ANOTHER ROOM

14' 11" x 8' 6" (4.56m x 2.61m)

Window onto Albion Street.

OUTSIDE

There is an arched access from Albion Street this allows pedestrian rights of way over the rear in favour of residential and commercial properties fronting onto Middle Street South.

Garage/ Store accessed directly from Albion Street.



Bathroom



Bathroom



Bedroom (secondary access to floor 2)



Bedroom (top floor)

GARDENS

Mainly walled gardens with outbuilding.

MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

We believe any boilers and heating systems in the house to be non-functional. Hot water is provided by the gas fired Aga with an immersion heater backup.

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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating F.

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

The stated EPC floor area, (which may exclude conservatories),
is approximately (TBC)



Approximate total area⁽¹⁾
336.5 m²
Reduced headroom
1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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EST 1891



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