



4 Harper Street
Drifffield
YO25 6LX

ASKING PRICE OF

£130,000

2 Bedroom Mid Terraced House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Garden



2



2



1



On Road
Parking



Gas Central Heating

4 Harper Street, Driffield, YO25 6LX

A partially refurbished house in a convenient setting within close proximity of the town centre. Careful restoration of this property has been carried out on the first floor which includes two bedrooms and bathroom, whilst the new owners are invited to take up the reins of the refurbishment project to complete the ground floor which will require a kitchen installation as well as redecoration and floor coverings.

Properties on Harper Street are traditionally styled and include a welcoming Entrance Hall that gives way to two main ground floor reception rooms, as well as the kitchen area.

To the rear is an area of yard and also a brick built outbuilding.

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.



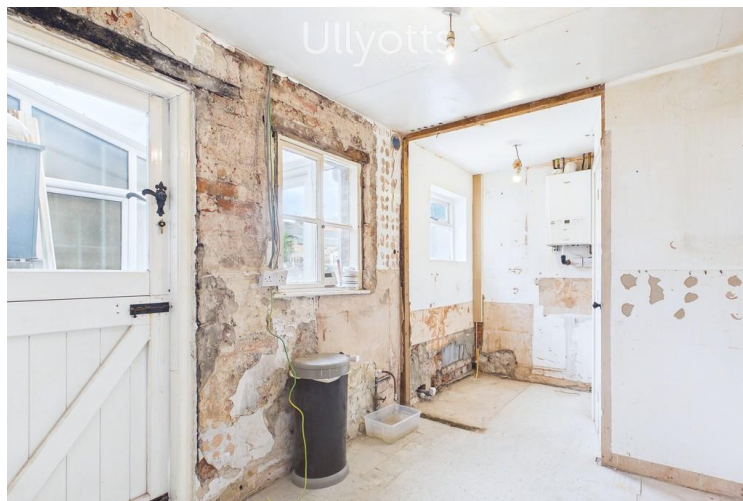
Entrance Hall



Lounge



Sitting Room



Kitchen

Accommodation

ENTRANCE HALL

13' 1" x 2' 11" (4.00m x 0.89m)

With mock panelled walls and dado rail. Covered radiator. Wood effect flooring.

Staircase leading off to the first floor.

LOUNGE

10' 8" x 10' 2" (3.26m x 3.10m)

With front facing window and feature fire surround with open fire. Covered radiator.

SITTING ROOM

14' 4" x 10' 11" (4.37m x 3.34m)

With rear facing window and built-in understairs storage cupboard. With quarry tiled flooring. This room is incomplete

Door leading into:

KITCHEN

14' 8" x 7' 1" (4.48m x 2.17m)

This is an incomplete room ready to be finished with plaster. Two side windows. With door leading into:

PORCH

7' 4" x 6' 5" (2.25m x 1.97m)

A rear facing porch with a wall hung boiler.

FIRST FLOOR

BEDROOM 1

14' 4" x 11' 1" (4.38m x 3.38m)

With rear facing window and covered radiator.

Door leading into:

BATHROOM

14' 2" x 5' 9" (4.34m x 1.77m)

With panelled bath and tiled side panels, vanity style wash hand basin and low level WC. Chrome heated towel radiator and shower enclosure with plumbed-in mixer shower.

BEDROOM 2

14' 2" x 10' 2" (4.34m x 3.11m)

With front facing window and exposed fireplace. Covered radiator.



Bedroom 1



Bedroom 2

OUTSIDE

The property is built flush to the pavement. To the rear of the property is a predominantly gravelled yard area that includes a brick built outbuilding/workshop.

There is a pedestrian right of access in favour of adjacent properties over the rear of the property.

CENTRAL HEATING

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

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 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.



Bathroom

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 83 sq m (892 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
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