



18 St Margarets Close  
Drifffield  
YO25 6XX

ASKING PRICE OF

£145,000

2 Bedroom Mid Terraced House





Garden



2



1



1



Off Road  
Parking



Gas Central Heating

## 18 St Margarets Close, Driffield, YO25 6XX

Forming part of an established residential area within convenient walking distance of the town centre, this is an inner terrace house, ideal as a first home or simply offering competitively priced accommodation with front and rear gardens.

The accommodation includes lounge with dining kitchen plus two bedrooms and bathroom on the first floor and with central heating throughout. There is off-street parking with a dedicated space, whilst within the rear garden is a useful shed/store.

### 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



Dining Kitchen



Dining Kitchen

## Accommodation

### ENTRANCE

Into:

### ENTRANCE HALL

4' 5" x 3' 9" (1.36m x 1.15m)

With straight flight staircase leading off to the first floor.

### LOUNGE

14' 6" x 11' 3" (4.43m x 3.43m)

With front facing window and coved ceiling. Radiator.

Door leading into:

### DINING KITCHEN

14' 6" x 8' 7" (4.42m x 2.63m)

With ceramic tiled floor and being fitted along three walls with a range of base cupboards with worktops over and finished with panelled doors. Two double wall mounted cupboards. Electric oven and gas hob with extractor over and inset sink with single drainer. Coved ceiling.

French doors leading on to the rear garden. Radiator.

### FIRST FLOOR LANDING

6' 0" x 2' 10" (1.83m x 0.87m)

### BATHROOM

6' 0" x 5' 4" (1.84m x 1.63m)

With suite comprising panelled bath with shower over, vanity wash hand basin and low level WC. Part-tiled walls. Radiator.

### BEDROOM 1

12' 5" x 11' 5" (3.79m x 3.49m)

With front facing window. Radiator.

### BEDROOM 2

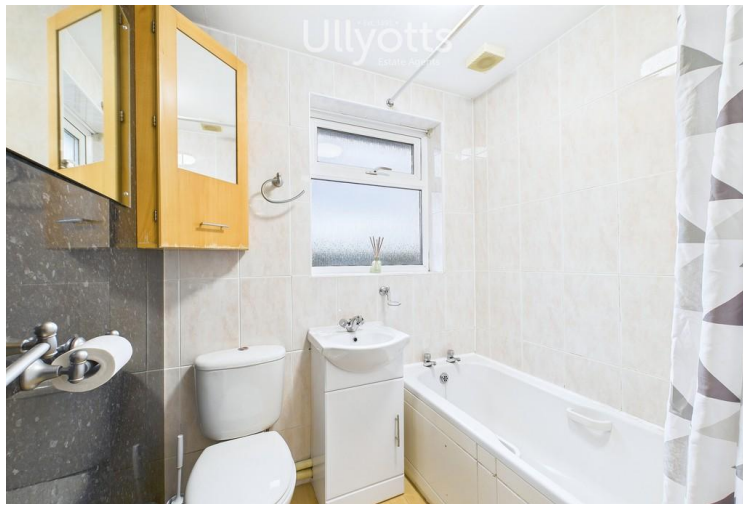
10' 11" x 8' 1" (3.35m x 2.48m)

With rear facing window. Radiator.

### OUTSIDE

The property is accessed via a pedestrian walkway. The house itself being set back from the road behind an expanse of lawned garden. To the rear is an enclosed patio and this gives way to a further area of low maintenance garden with wood chip. The garden also features a raised bed plus timber outbuilding/shed.





Bathroom



Bedroom

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from 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 A.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.

### 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.

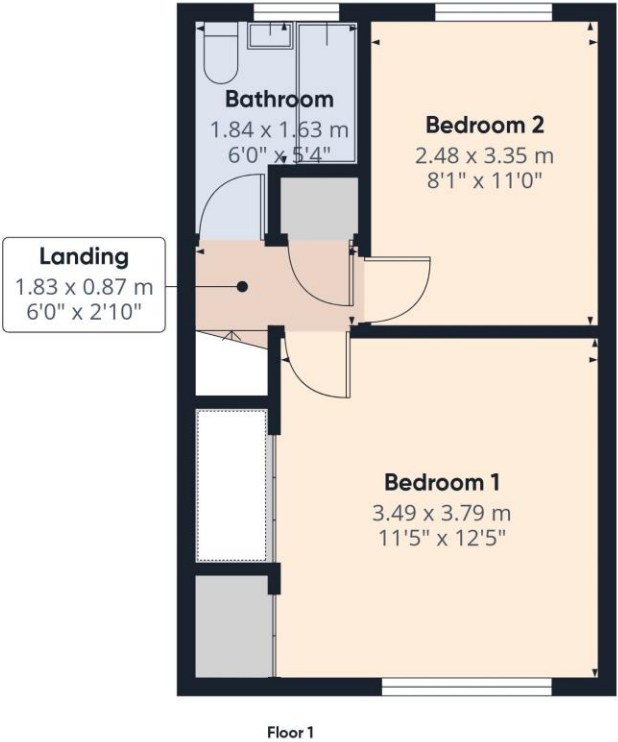
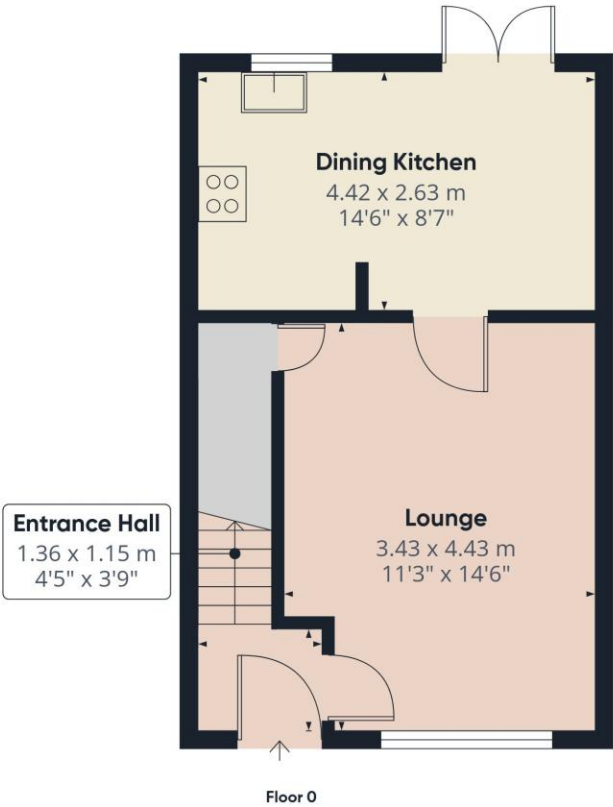
Floor plans are for illustrative purposes only.

### VIEWING

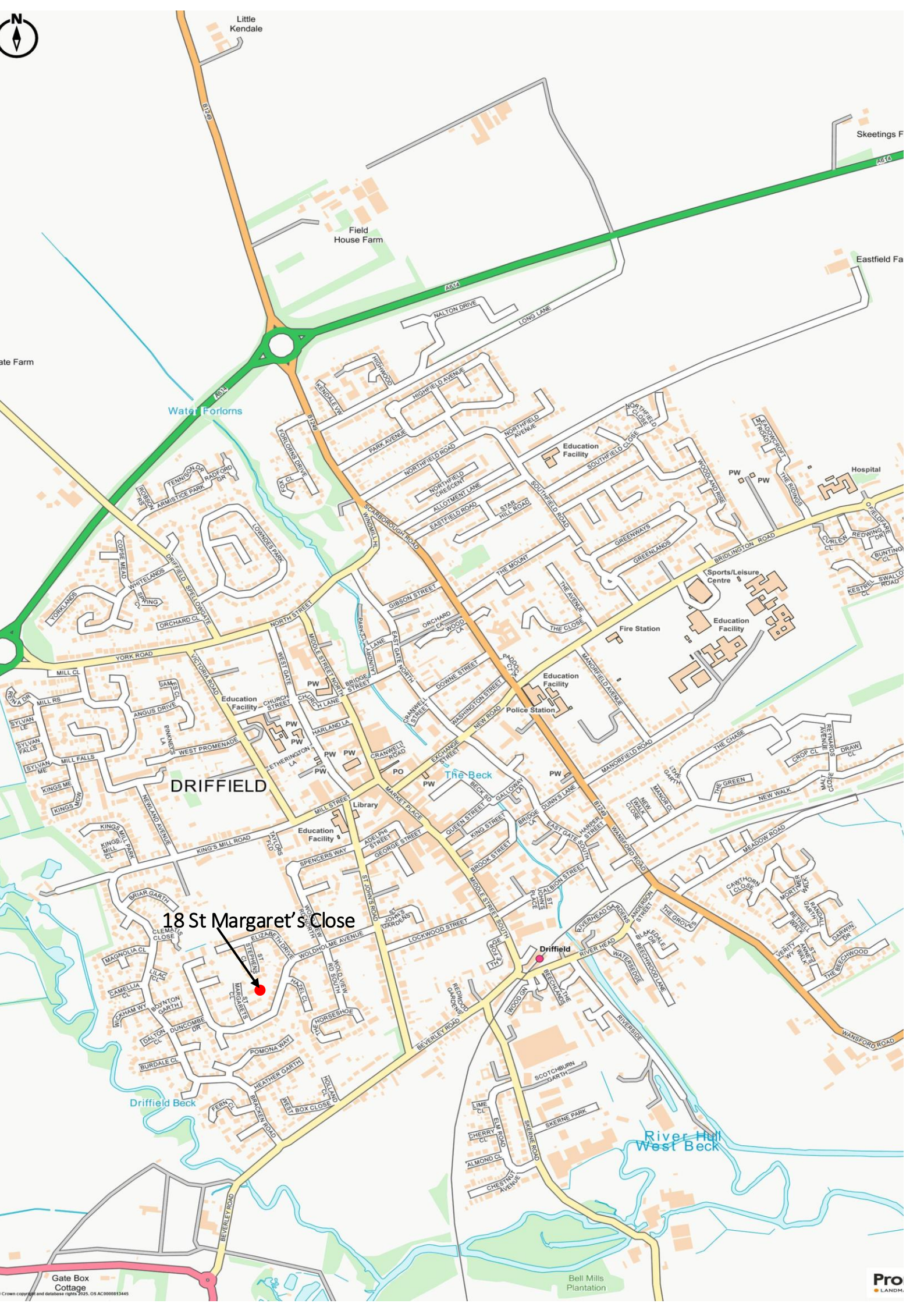
Strictly by appointment with Ulllyotts - 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 60 sq m (640 sq ft). This area may differ from the floor area on the Energy Performance Certificate.







18 St Margaret's Close







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