



153 Auchinleck Close
Driffield

YO25 9HF

ASKING PRICE OF

£150,000

2 Bedroom Mid Terraced House

• Est. 1891 •
Ullyotts
Estate Agents

01377 253456



Garden



2



1



1



Off Road
Parking



Gas Central Heating

153 Auchinleck Close, Driffield, YO25 9HF

Forming part of the ever popular Auchinleck Close area, located on the outskirts of Driffield (2 miles), this is a two bedroom home that may well appeal to first time buyers at this competitive price!

The accommodation on offer is of good proportion and includes a through lounge with fireplace including a gas living flame fire, fitted picture rail and coved ceiling plus fitted kitchen with range of solid wood finished doors in a Shaker style. Integrated oven and gas hob. Door directly out onto the rear garden.

The first floor features two particularly good sized bedrooms plus house bathroom.

There is off-street parking to the front, whilst to the rear is a very generously proportioned garden that also includes a large workshop/summerhouse with additional storage space behind.

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.



Kitchen



Lounge



Bedroom 1



Bedroom 2

Accommodation

FRONT ENTRANCE

Into:

HALL

5' 11" x 2' 8" (1.82m x 0.83m)

With staircase leading off to the first floor.

LOUNGE

19' 5" x 9' 8" (5.92m x 2.97m)

An attractive through room featuring windows to the front and rear, traditional style fire surround which includes a gas living flame fire. Coved ceiling and picture rail. Radiator.

KITCHEN

15' 3" x 8' 7" (4.65m x 2.63m)

Fitted with a range of kitchen units including base and wall mounted cupboards and finished with solid wood doors in a Shaker style having chrome handles. Contrasting worktops and integrated appliances that include an electric oven plus gas hob. Inset sink with single drainer and tile effect flooring. Space and plumbing for an automatic washing machine and a dishwasher. Door to the rear.

FIRST FLOOR LANDING

BEDROOM 1

16' 0" x 8' 10" (4.89m x 2.71m)

With dual front facing windows. Radiator.

BEDROOM 2

12' 4" x 8' 2" (3.77m x 2.51m)

With rear facing window and built-in wardrobe. Radiator.

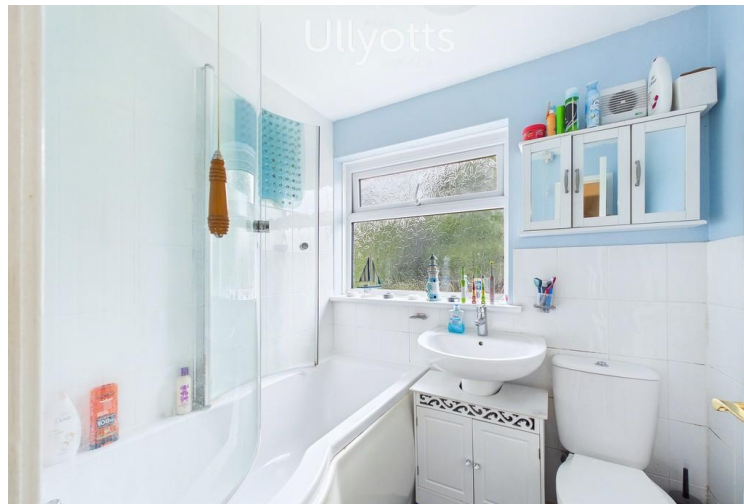
BATHROOM

6' 3" x 5' 4" (1.92m x 1.65m)

With suite comprising panelled bath having a curved edge glass screen and plumbed-in shower, pedestal wash hand basin and low level WC.

OUTSIDE

The property stands back from the road behind a front forecourt which provides off-street parking. To the rear is a particularly good sized garden which is predominantly laid to lawn, whilst having a timber fence boundary. There is also a large timber outbuilding/summerhouse/workshop with electric power and lighting connected. To the rear of the building is a further area of exterior storage.



Bathroom

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 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 Ulyotts 01377 253456 - Option 1.

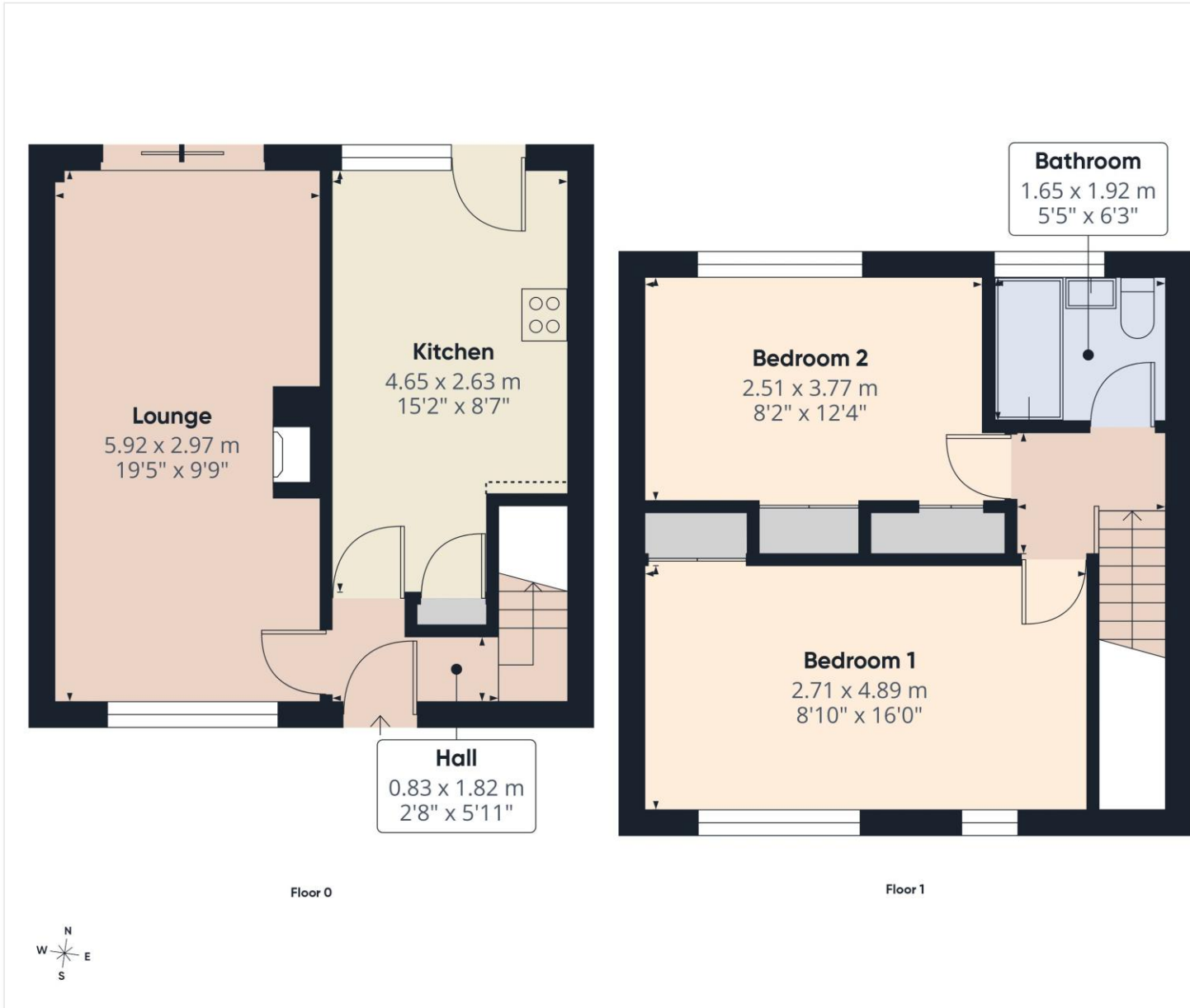
Regulated by RICS

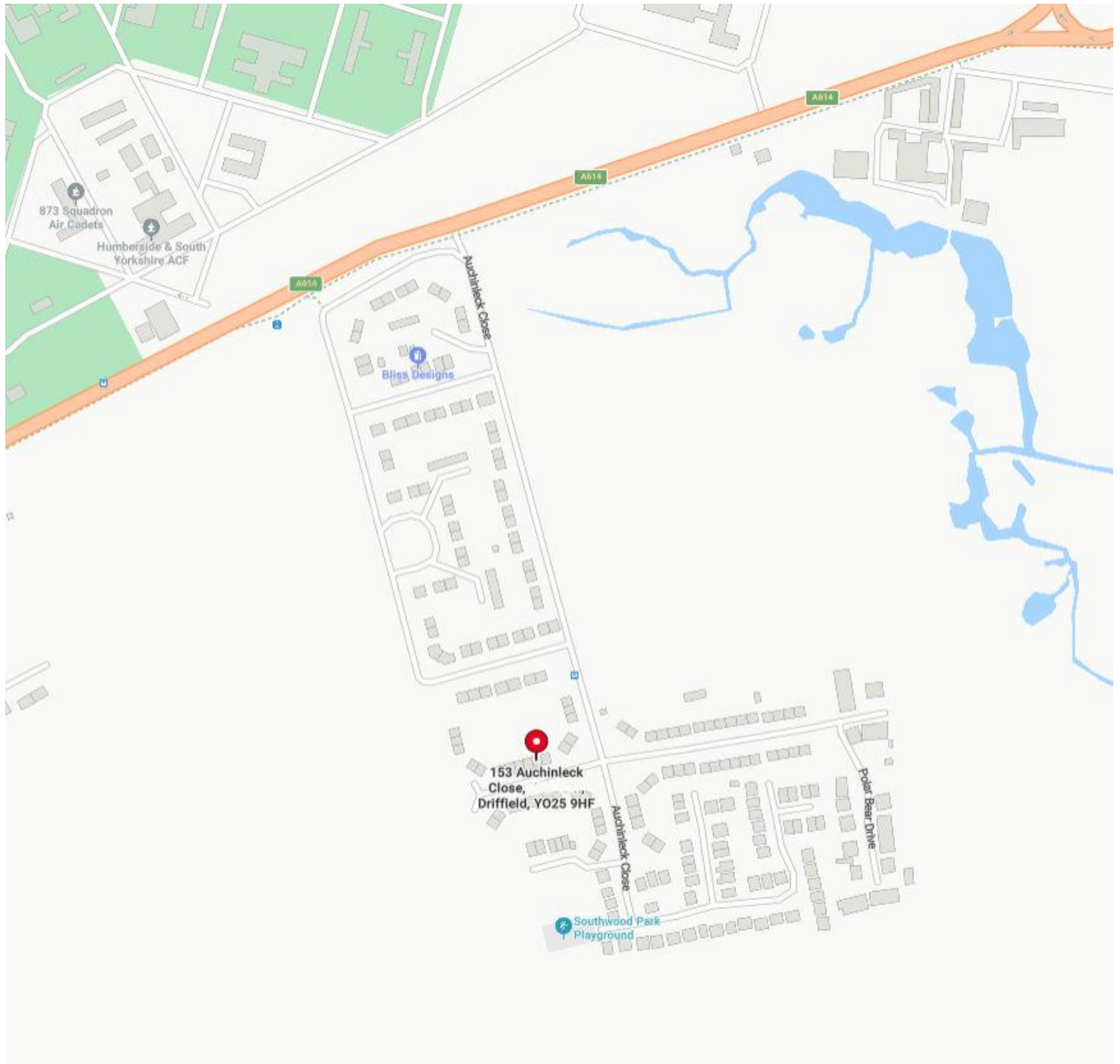


Workshop/Summerhouse



The digitally calculated floor area is 63 sq m (676 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales
- Property Management
- Valuations

