



90 The Mount  
Driffield

YO25 5JN

ASKING PRICE OF

£225,000

3 Bedroom Semi-Detached House



Rear Elevation



Garage & Off  
Road Parking



Gas Central Heating

## 90 The Mount, Driffield, YO25 5JN

Located within a cul-de-sac part of The Mount, this is a super family orientated home offering accommodation that includes three bedrooms more suited to family living than many similar homes. Indeed, the ground floor accommodation has been developed with the focal point being an enlarged through lounge that has been extended to the rear.

The main entrance is spacious, whilst the kitchen is fitted along two walls and has an integrated breakfast bar. Externally, there are gardens to the front and particularly to the rear which enclosed and, again, offers a reasonable degree of privacy whilst being in a town environment.

The property is well placed for access to local schools for all age groups and also the town centre plus wider area by road.

### 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



Kitchen



Lounge



Lounge into Dining Area

## Accommodation

### ENTRANCE LOBBY

With further access into:

### ENTRANCE HALL

12' 10" x 7' 5" (3.93m x 2.27m)

With staircase leading off to the first floor having a spindled bannister. Coved ceiling and built-in understairs storage cupboard. Large radiator with cover.

### LOUNGE

24' 10" x 11' 9" (7.58m x 3.59m)

With integrated low level cupboards and shelving and space for a TV. Front facing window. Coved ceiling with the secondary part of this room benefitting from a traditional fire surround with gas fire. Radiator.

Arch leading into:

### DINING AREA

10' 6" x 6' 4" (3.21m x 1.95m)

With coved ceiling and full height glass doors leading off to the rear patio.

### KITCHEN

15' 10" x 7' 6" (4.85m x 2.29m)

Fitted along two walls with a traditional range of kitchen units including base and drawer units with worktops over and wall mounted cupboards to match. Integrated appliances include an electric oven and grill plus electric hob with extractor over. Integrated breakfast bar. Coved ceiling. Radiator.

Door to the exterior.

### FIRST FLOOR LANDING

10' 4" x 5' 8" (3.17m x 1.73m)

With built-in storage cupboard.

### BEDROOM 1

11' 10" x 11' 6" (3.61m x 3.53m)

With front facing window and built-in range of wardrobes along one wall. Dado rail. Radiator.

### BEDROOM 2

12' 7" x 9' 10" (3.84m x 3.00m)

With rear facing window and built-in range of wardrobes along one wall. Radiator.



Dining Area



First Floor Landing



Bedroom 1



Bedroom 2

### BEDROOM 3

8' 4" x 7' 4" (2.56m x 2.25m)

With front facing window and built-in range of wardrobes and overhead cupboards. Space for a bed. Radiator.

### BATHROOM

8' 6" x 5' 5" (2.60m x 1.66m)

With suite comprising a panelled bath, having a mains shower over and glass shower screen. Fully tiled walls, pedestal wash hand basin and low level WC. Radiator.

### OUTSIDE

The property stands back from the road behind a shallow front forecourt with a garden to the front. There is vehicle access and this leads to an attached single garage.

To the rear of the property is an enclosed area of garden comprising a paved patio immediately to the rear of the house and this gives way to an area of lawn with side planted beds. There is also a timber shed.

### 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 C.

### 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



Bedroom 3



Bathroom

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

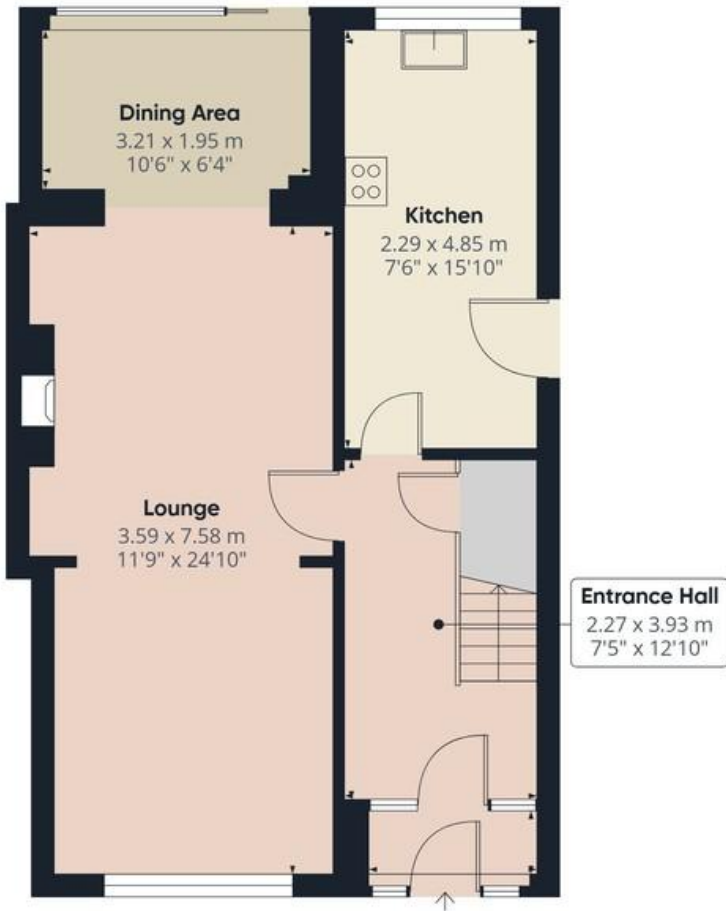
Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS

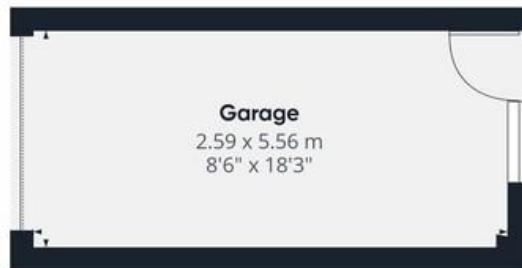


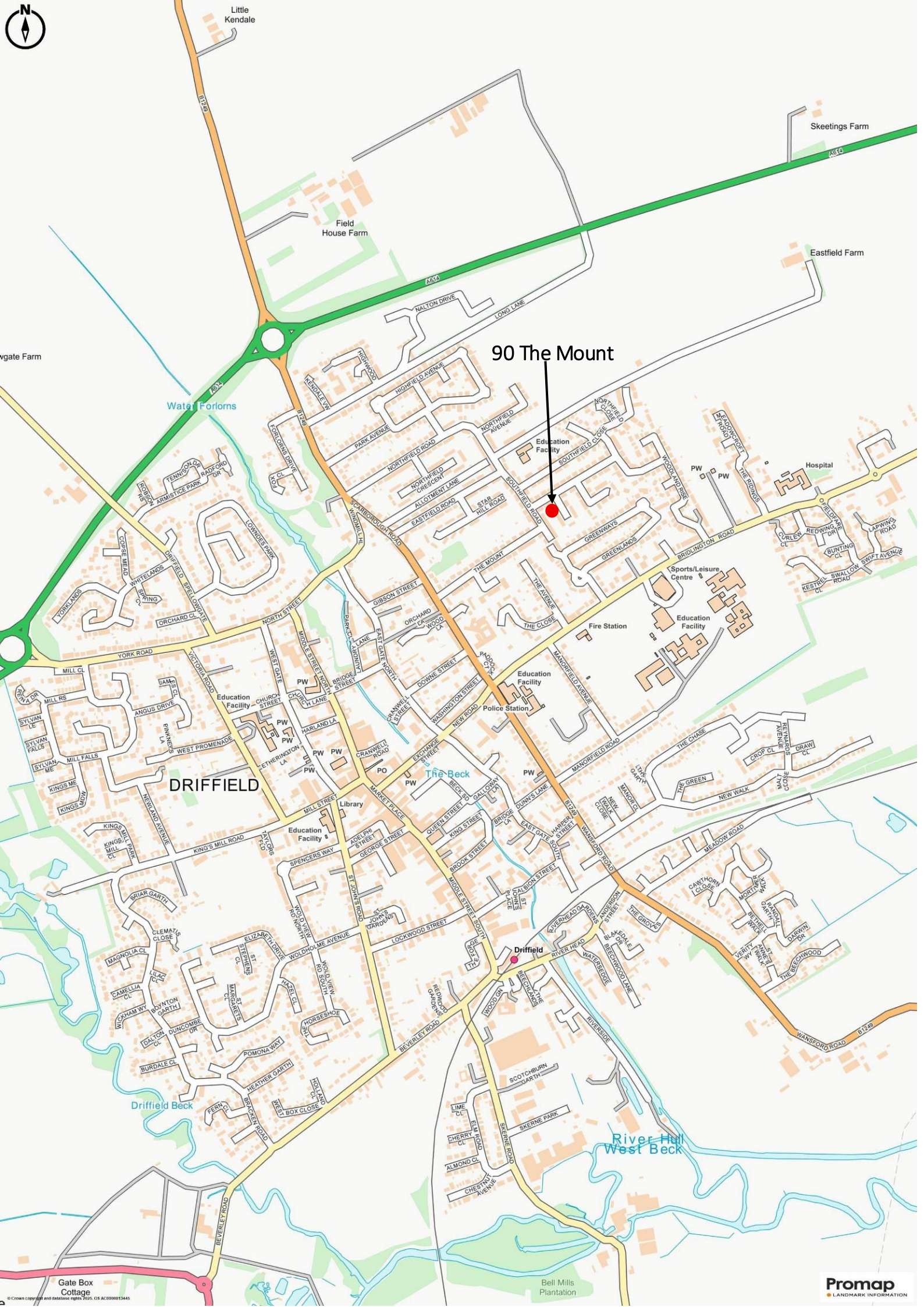
Garden

The digitally calculated floor area is 96 sq m (1,031 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 1





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Forlons

90 The Mount

Education Facility

Hospital

Sports/Leisure Centre

Fire Station

Education Facility

Police Station

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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