



41 The Mount
Drifffield
YO25 5JQ

ASKING PRICE OF

£145,000

2 Bedroom Semi-Detached Bungalow



Garden



2



1



1



Garage &
Carport



Gas Central Heating

41 The Mount, Driffield, YO25 5JQ

Forming part of an established residential development within convenient access of local amenities, as well as shops, and the town centre - this is an opportunity to purchase a semi-detached bungalow in need of general upgrading and refurbishment.

The property is priced to reflect the work required, when is general re-fitting and re-furbishment as well as re-decoration. It has gardens to the front and rear as well as a side drive which provides off-street parking. **THE PROPERTY MAY BE OF INTEREST TO A VARIETY OF BUYERS including potentially first time buyers or even investors or DIY enthusiasts!**

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

SIDE ENTRANCE

Into:

ENTRANCE HALL

9' 6" x 3' 2" (2.92m x 0.97m)

KITCHEN

10' 2" x 8' 4" (3.12m x 2.55m)

LOUNGE

13' 11" x 11' 10" (4.26m x 3.62m)

With front facing window.

BEDROOM 1

11' 10" x 10' 10" (3.63m x 3.31m)

BEDROOM 2

9' 2" x 8' 10" (2.81m x 2.70m)

BATHROOM

5' 10" x 5' 7" (1.78m x 1.71m)

OUTSIDE

The property stands back from the road behind an expanse of

front forecourt. There is a side drive which provides off-street parking and leads to a covered car port.

To the rear of the property is a good sized expanse of garden.

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).



Rear Elevation

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.

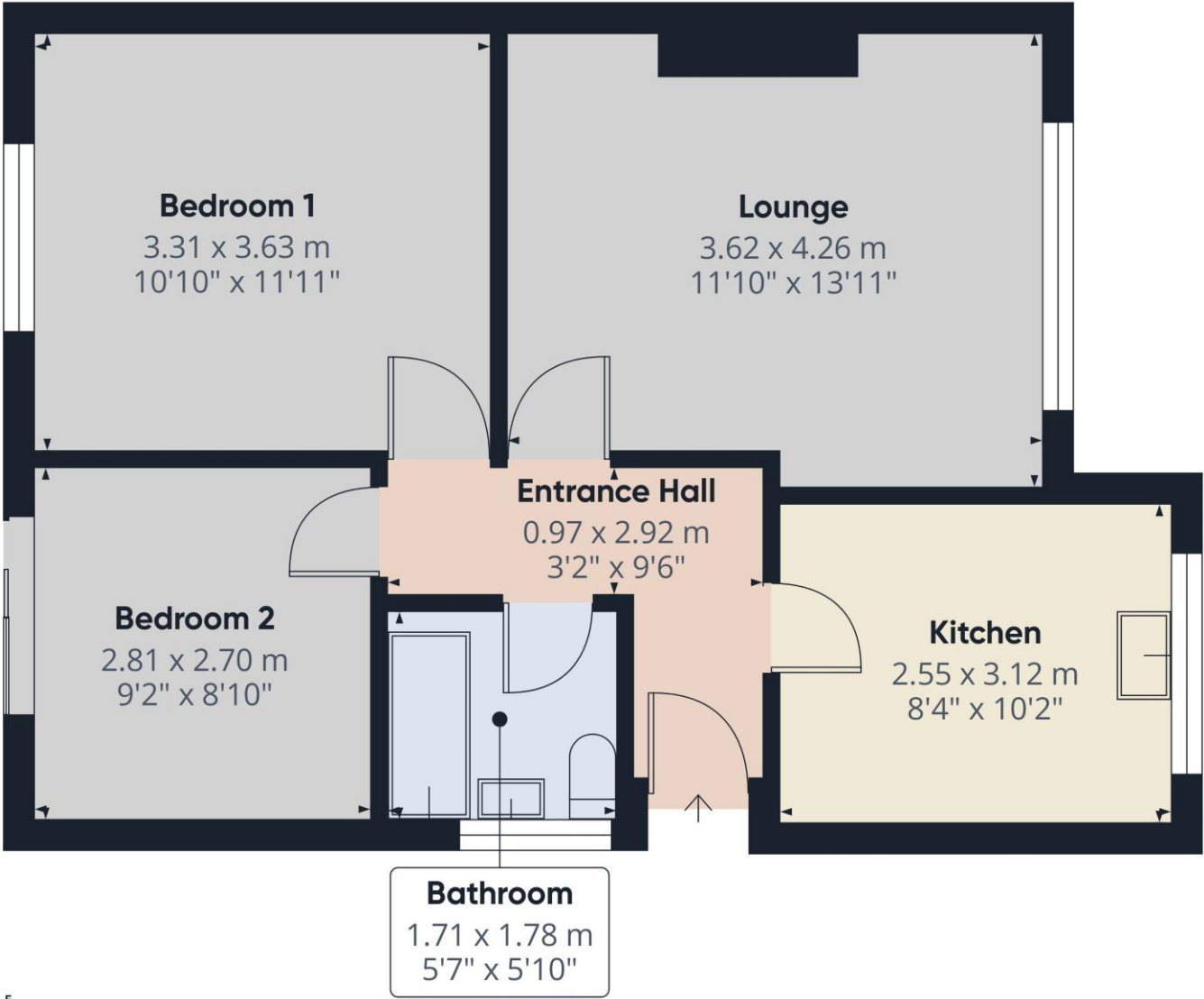
Floor plans are for illustrative purposes only.

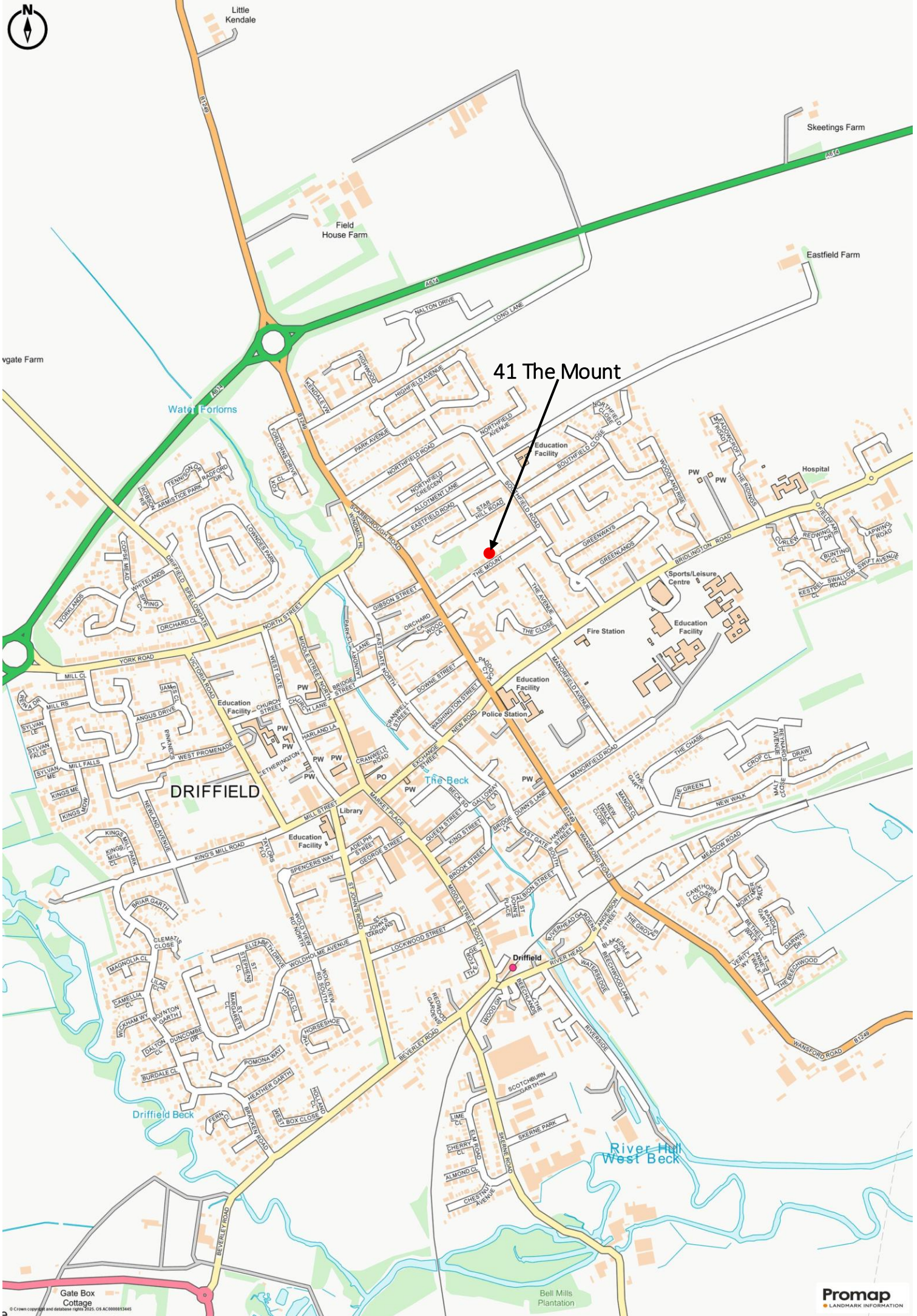
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 50 sq m (538 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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