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Chartered Surveyors

**70 Westgate
Driffield
YO25 6TD**

Excellent first home
Potential investment property
Versatile accom on 3 floors

Central Heating
Private rear garden
Close to town centre facilities

**Asking Price Of:
£115,000**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

70 Westgate

Driffield

YO25 6TD



Centrally situated within a short walk of the town centre, this is a super inner terraced house which is ideally suited to first-time buyers or even investors. The property has the rare feature for the type of house of a totally enclosed garden without provision for any right-of-way in favour of any other properties whatsoever.

In addition, the main accommodation features two bedrooms plus additional attic room. The ground floor offers a most attractive lounge which has a lovely focal point of an inset chimney breast with log burning stove.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ENTRANCE

Into:

LOUNGE

23' 5" x 8' 9" (7.15m x 2.67m)

A most attractive front facing lounge with feature chimney breast housing a log burning stove, double panelled radiator, fitted laminate flooring and staircase leading off with understairs cupboard.



KITCHEN

10' 4" x 9' 11" (3.17m x 3.04m)

Well fitted with a modern range of kitchen units including base and wall mounted cupboards along with stainless steel sink and provision for a gas slot-in cooker.

Space and plumbing for an automatic washing machine. Door to rear.



BATHROOM

Fitted with a white suite and comprising panelled bath, wash basin and low level WC. Ceramic tiled floor.

BEDROOM 1

11' 1" x 10' 11" (3.38m x 3.35m)

With fitted picture rail and built-in cupboards to alcoves. Double panel radiator.



BEDROOM 2

9' 2" x 11' 7" (2.81m x 3.55m)

With a rear facing room with double panel radiator and views onto the rear garden. Staircase leading off to attic room

ATTIC

11' 0" x 12' 2" (3.37m x 3.71m)

With sloping ceilings, double panel radiator and dormer style window.



OUTSIDE

The property stands flush to the pavement. A side passage provides access to the rear of the property where there is a private expanse of garden including lawned area, raised deck, concrete patio and brick built outhouse.



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 uPVC 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

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC).

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.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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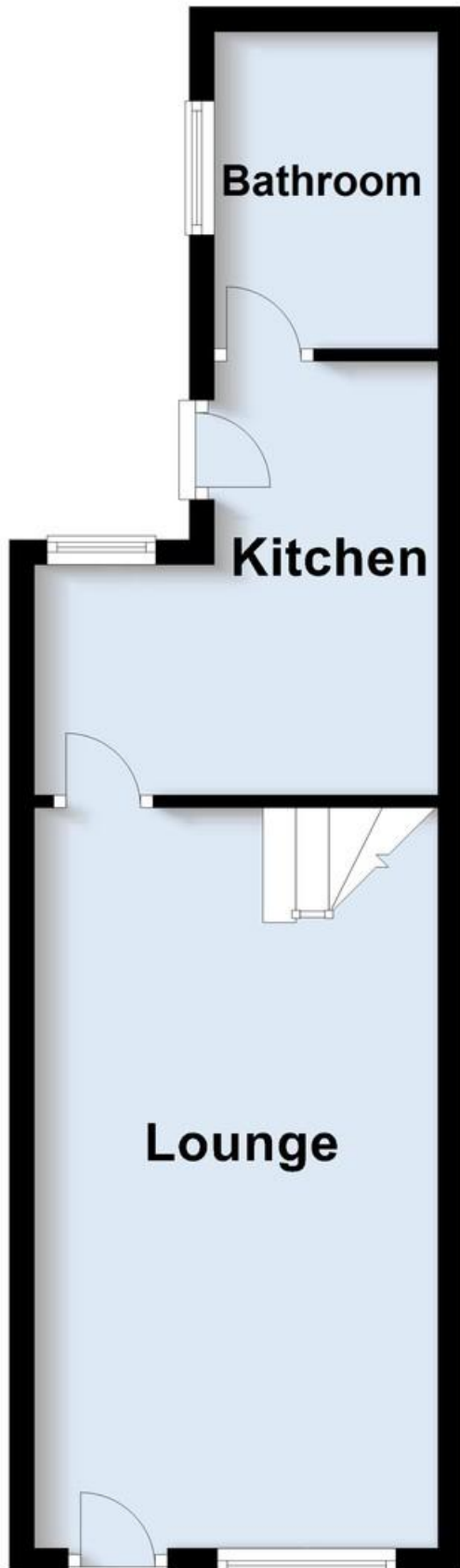
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VIEWING

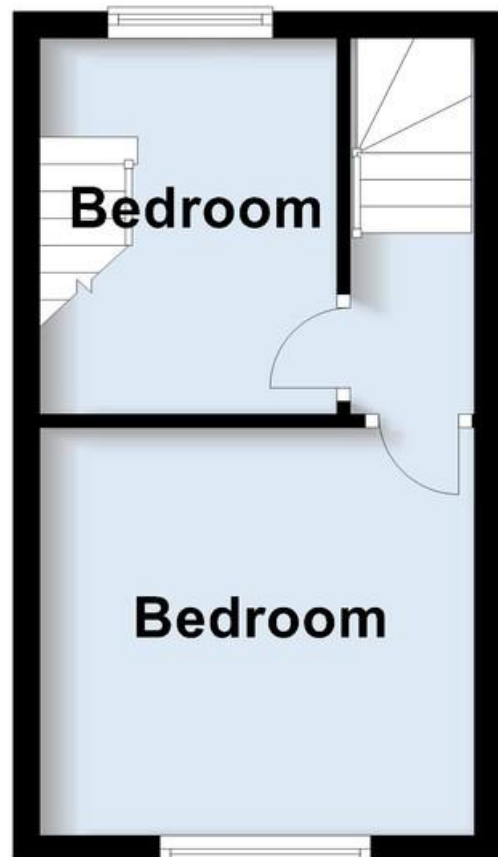
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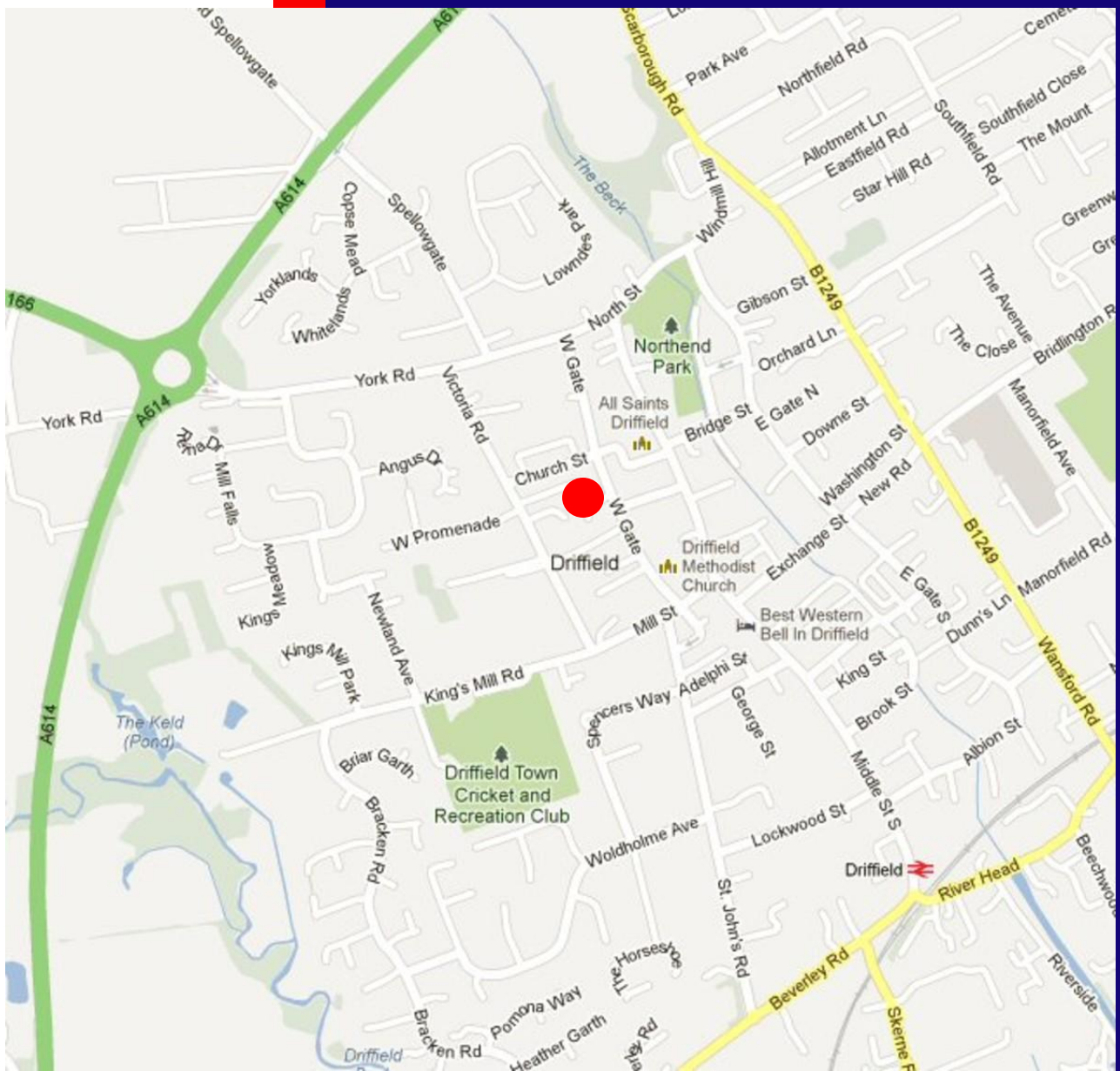
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Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

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