



204 Auchinleck Close
Drifffield
YO25 9HG

ASKING PRICE OF

£175,000

4 Bedroom Mid Terraced House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Garden



4



1



1



Off Road
Parking



Gas Central Heating

204 Auchinleck Close, Driffield, YO25 9HG

This is a spacious home in an established residential setting. The interior has been thoughtfully customised to provide more family orientated accommodation which includes four separate bed rooms on the first floor. However, this can be returned to its original configuration of three bedrooms, if required.

The ground floor accommodation features a good sized through room with fireplace focal point whilst the kitchen also provides ample room for dining, with a five ring Range-style cooker in situ.

Externally, there is off-street parking to the front together with an enclosed area of garden to the rear including garden shed.

Interested parties should note that a new gas boiler was installed at this property during June 2026 and this offers an appropriate guarantee for assurance.

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



Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

4' 7" x 2' 10" (1.40m x 0.87m)

With straight flight staircase leading to the first floor.

Door leading into:

LOUNGE

19' 6" x 11' 9" (5.96m x 3.59m)

This is a through room with front facing window and rear facing French doors onto the garden. Coved ceiling and feature fire surround with gas fire in situ. Radiator.

KITCHEN

16' 2" x 10' 7" (4.95m x 3.25m)

With rear facing door and window onto the garden. Fitted with a range of kitchen units finished in white with panelled doors including base and wall mounted cupboards and free-standing appliances that include a washing machine, dishwasher and five ring gas hob with an extractor over. Provision for a large fridge freezer, tile effect flooring and built-in understairs storage cupboard. Radiator.

This gives way to a further small area at the front of the property with additional door to the front elevation suitable as a utility space.

FIRST FLOOR LANDING

BEDROOM 1

12' 10" x 8' 7" (3.93m x 2.62m)

With rear facing window and built-in double storage cupboard. Radiator.

BEDROOM 2

10' 7" x 7' 6" (3.23m x 2.30m)

With front facing window and built-in storage cupboard. Radiator.

BEDROOM 3

7' 4" x 6' 0" (2.25m x 1.85m)

With front facing window.

BEDROOM 4

10' 6" x 5' 6" (3.22m x 1.70m)

With front facing window and built-in storage cupboard. Radiator.

BATHROOM

8' 5" x 7' 7" (2.58m x 2.33m)

With suite comprising panelled bath, having a shower over and glass side screen, pedestal wash hand basin and low level WC. Tiled walls and floor. Chrome heated towel radiator.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

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

OUTSIDE

The property stands back from the road behind a gravelled forecourt which provides vehicle parking for two vehicles. It should be noted that the property has two front doors, one with being the main entrance door and the second being into the utility room.

To the rear of the property is an enclosed area of garden together with raised deck and this features 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

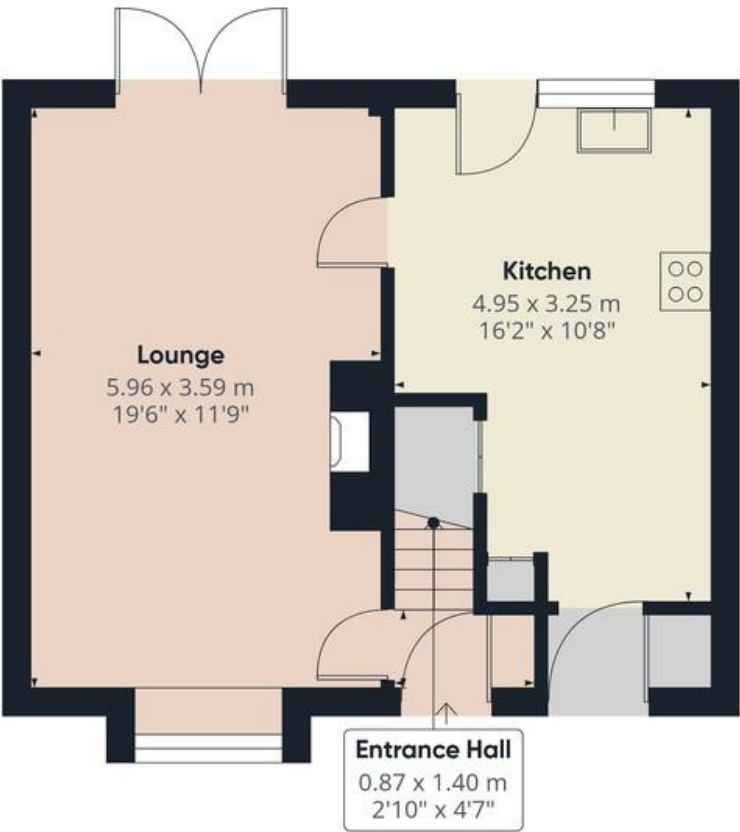
We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

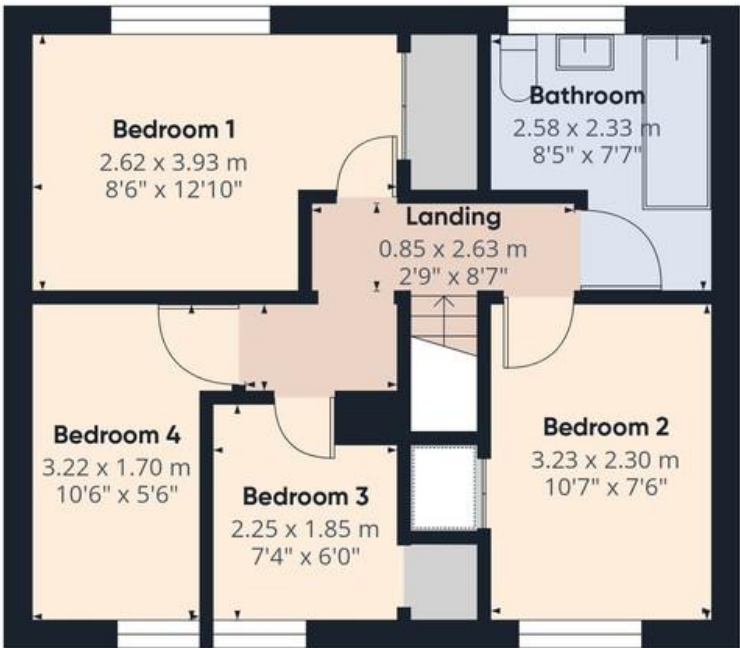


Rear raised deck

The digitally calculated floor area is 77 sq m (823 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

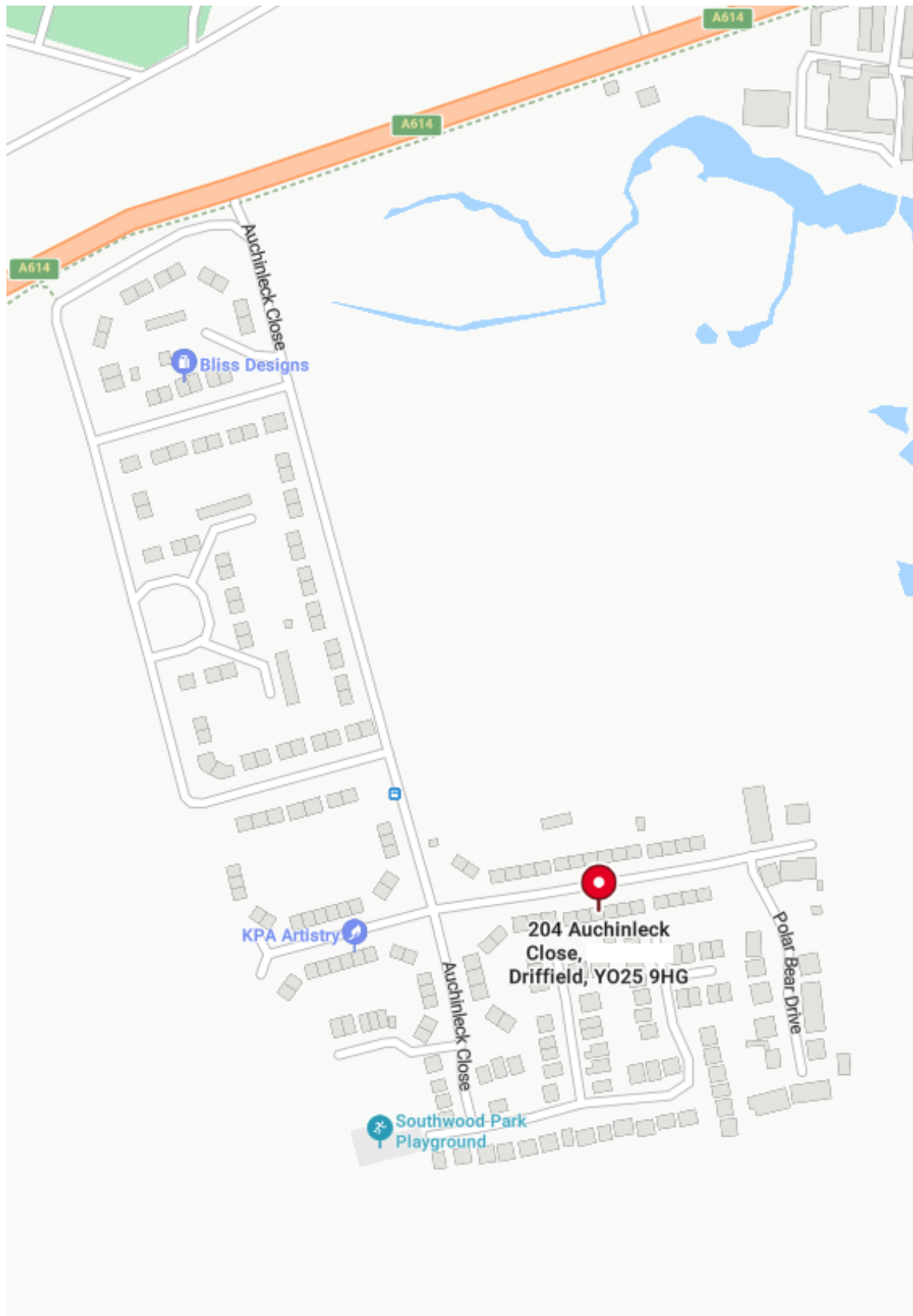


Floor 0



Floor 1





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