



111 Westgate  
Drifffield  
YO25 6TA

ASKING PRICE OF

**£135,000**

**2 Bedroom Mid Terraced House**





Kitchen



2



2



1



On Road  
Parking



Gas Central Heating

## 111 Westgate, Driffield, YO25 6TA

**A very deceptive inner terraced house which packs more of a punch that it would first appear.** Boasting a wealth of character features and being impeccably presented throughout, upon entering this property you are greeted with a beautiful entrance hall and this provides access into two main reception rooms, both being impeccably presented. There is a fully fitted kitchen along with ground floor bathroom.

**The first floor features a huge master bedroom which simply has to be seen to be believed along with a second or guest bedroom.**

To the rear of the property is an enclosed area of garden and yard, the garden being mature and featuring many mature shrubs and planting. It hugely benefits from not having a pedestrian right of access in favour of neighbouring properties to the rear, meaning that your early morning coffee or late evening tipple can be done without interruptions from passing neighbours!.

**In all, this is a property which is likely to sell swiftly so AN EARLY INSPECTION IS THOROUGHLY RECOMMENDED!**

### 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



Lounge



Sitting Room



Kitchen

## Accommodation

### ENTRANCE LOBBY

4' 2" x 3' 1" (1.28m x 0.95m)

### ENTRANCE HALL

17' 8" x 3' 1" (5.41m x 0.95m)

A lovely warm and welcoming hall with staircase leading off to the first floor. Fitted dado rail. Wood effect flooring. Built-in understairs storage cupboard.

### LOUNGE

12' 9" x 11' 9" (3.91m x 3.60m)

With front facing window and double panelled radiator. Built-in low level alcove cupboard and fitted picture rail. Niché suitable for an electric fire.

### SITTING ROOM

10' 1" x 9' 9" (3.08m x 2.98m)

With feature solid fuel stove within the chimney breast upon a tiled hearth. Ceramic tiled floor. Double panelled radiator and window to the rear.

### KITCHEN

13' 9" x 7' 0" (4.21m x 2.15m)

With ceramic tiled floor and being fitted along two walls with a range of base and wall mounted cupboards including drawers

and a wood effect worktop over the base cupboards. Inset sink with single drainer and electric oven plus four ring gas hob with stainless steel back. Space and plumbing for automatic washing machine. Door to the rear and window.

### SHOWER ROOM

7' 0" x 6' 7" (2.15m x 2.01m)

With walk-in shower, low level WC and pedestal wash hand basin. Fully tiled walls and heated towel radiator. Ceramic tiled floor. Built-in storage cupboard.

### FIRST FLOOR LANDING

5' 11" x 3' 8" (1.81m x 1.12m)

Fitted dado rail.

### BEDROOM 1

14' 10" x 11' 10" (4.53m x 3.61m)

With built-in alcove cupboards. Two front facing windows and double panelled radiator.

### BEDROOM 2

10' 1" x 9' 10" (3.09m x 3.02m)

With rear facing window. Radiator.

### OUTSIDE

The property stands flush to the pavement. There is a pedestrian right of access in favour of the subject property





Shower Room



Bedroom 1



Bedroom 2



Rear Elevation

over the adjacent properties to the rear where there is a private yard which leads to an area of enclosed 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 A.

#### 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 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 74 sq m (792 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Garden





Little Kendale

Sketings Farm

Field House Farm

Eastfield Farm

111 Westgate

Water Forloms

DRIFFIELD

The Beck

Driffield Beck

River Hull  
West Beck

Gate Box  
Cottage

Bell Mills  
Plantation

Promap  
LANDMARK INFORMATION





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