



23 Ellacott Garth
Driffield

YO25 5FZ

ASKING PRICE OF

£165,000

2 Bedroom Semi-Detached House



Garden



2



1



1



Off Road
Parking



Gas Central Heating

23 Ellacott Garth, Driffield, YO25 5FZ

A MODERN semi-detached house which forms part of, what has become, a very popular residential area of Driffield. The property comprises a semi-detached house which includes two bedroom accommodation with the ground floor living space being extremely contemporary and open plan.

The property was constructed by Barratt Homes Limited and is located within a cul-de-sac within the development and, as such, enjoys privacy and a quiet position.

In summary, this is **AN EXCELLENT HOME** for first time buyers, plus other buyers, simply looking for low maintenance accommodation combined with low cost running due to modern insulation and heating installations.

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



Lounge



Bedroom 1

Accommodation

ENTRANCE LOBBY

5' 8" x 4' 5" (1.75m x 1.37m)

Radiator.

CLOAKROOM/WC

4' 7" x 3' 4" (1.41m x 1.02m)

With side obscured window, wash hand basin and low level WC. Radiator.

KITCHEN

13' 0" x 9' 1" (3.97m x 2.77m)

Fitted along two walls with a range of modern kitchen units featuring panelled doors, finished with a chrome handle. Integrated electric oven with four ring gas hob and extractor over, inset sink with single drainer and space and plumbing for automatic washing machine. Provision for a fridge freezer and front facing window.

This is an open plan room that leads into:

LOUNGE

12' 9" x 12' 3" (3.89m x 3.74m)

With rear facing French doors onto the garden allowing owners to enjoy indoor/outdoor living. Quarter-turn staircase leading

off to the first floor. Built-in understairs storage cupboard. Radiator.

FIRST FLOOR LANDING

6' 1" x 3' 7" (1.86m x 1.11m)

BATHROOM

6' 1" x 5' 5" (1.87m x 1.66m)

With suite comprising pedestal wash hand basin and low level WC plus panelled bath having a shower over. Hinged glass side screen. Radiator.

BEDROOM 1

12' 9" x 7' 10" (3.89m x 2.39m)

With dual windows to the front elevation. Radiator.

BEDROOM 2

12' 8" x 8' 7" (3.88m x 2.64m)

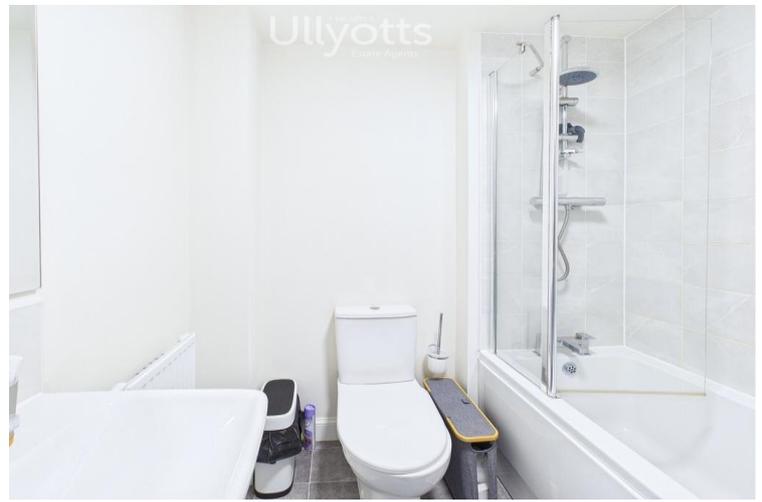
With rear facing window. Radiator.

OUTSIDE

The property stands back from the main development behind its own front forecourt which provides off-street parking. there is an enclosed area of garden to the rear that features a fenced boundary shed and this area is predominantly lawned.



Bedroom 2



Bathroom

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 B.

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.

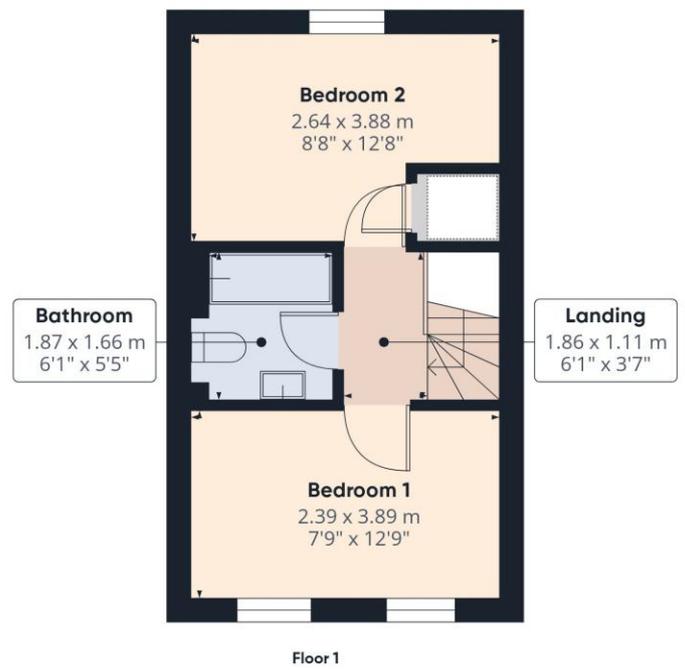
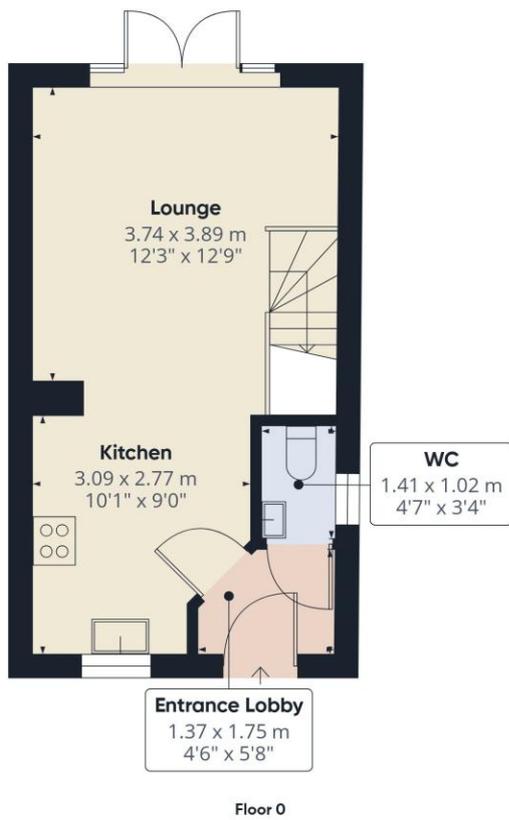
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 52 sq m (559 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

23 Ellacott Garth

Eastfield Farm

vgate Farm

Water Forrioms

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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