



■ **Ulllyotts** ■
Chartered Surveyors

27 York Road
Drifffield
YO25 5XD

Character cottage
Beautiful throughout
Large rear garden

Potential off-street parking
Log-burning stove
Very popular location

Asking Price Of:
£140,000



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

27 York Road

Driffield

YO25 5XD



Properties of this calibre are seldom available in Little Driffield so no time wasted in making arrangements to view. An excellent characterful home within this quiet and popular village which features superb lounge, having a log-burning stove, well-fitted kitchen, ground-floor bathroom and two good first-floor bedrooms. A particular feature of the property is the garden which is of good proportions and, offers further potential to create a vehicular access off Back Lane if required and this, therefore, could accommodate cars, caravans or trailers.

LITTLE DRIFFIELD

A serene and peaceful village since it was by-passed more than 30 years ago. Little Driffield has a pretty green and pond where many people come to feed the ducks. Huge horse chestnut trees stand stately in front of St Mary's Church which is the burial place of Aldfrith, King of Northumbria who died in 705. Little Driffield was a busy centre for trade in Medieval times.

ACCOMMODATION

Front entrance into:

LOUNGE

11' 10" x 11' 10" (3.61m x 3.63m)

A lovely lounge featuring mult-fuel stove with mantel over upon a stone hearth. Television point, exposed beamed ceiling, electric radiator and wood-effect flooring.



KITCHEN/DINING ROOM

14' 0" x 10' 9" (4.27m x 3.28m)

Beautifully fitted modern kitchen featuring range of base and wall units together with oak worktops. One and a half bowl sink plus tiled splash backs. Electric oven, four ring electric hob and extractor hood over. Electric radiator and tile-effect flooring plus window onto the rear garden.



UTILITY AREA

6' 9" x 4' 9" (2.08m x 1.45m)

With plumbing for free-standing appliances and quarry tile floor.

BATHROOM

Fully tiled four piece bathroom suite with corner shower unit having electric shower. Panelled bath, vanity wash-hand basin and WC.



FIRST FLOOR

LANDING

MASTER BEDROOM

11' 8" x 11' 10" (3.58m x 3.63m)

Front-facing window and fitted range of wardrobes, electric radiator.



BEDROOM 2

11' 1" x 10' 9" (3.4m x 3.3m)

Built-in storage cupboard, electric radiator.



OUTSIDE

The property is built flush to the pavement. There is a pedestrian right of access off Back Lane via a gate which leads to the rear garden. In our opinion, a vehicle access could be created from the same area. The garden comprises an attractive area of lawn with side-planted borders.



CENTRAL HEATING

The property benefits from electric radiators with immersion heater for 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.

COUNCIL TAX BAND

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

EPC

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

SERVICES

Mains water, electricity and drainage connected.

NOTES

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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

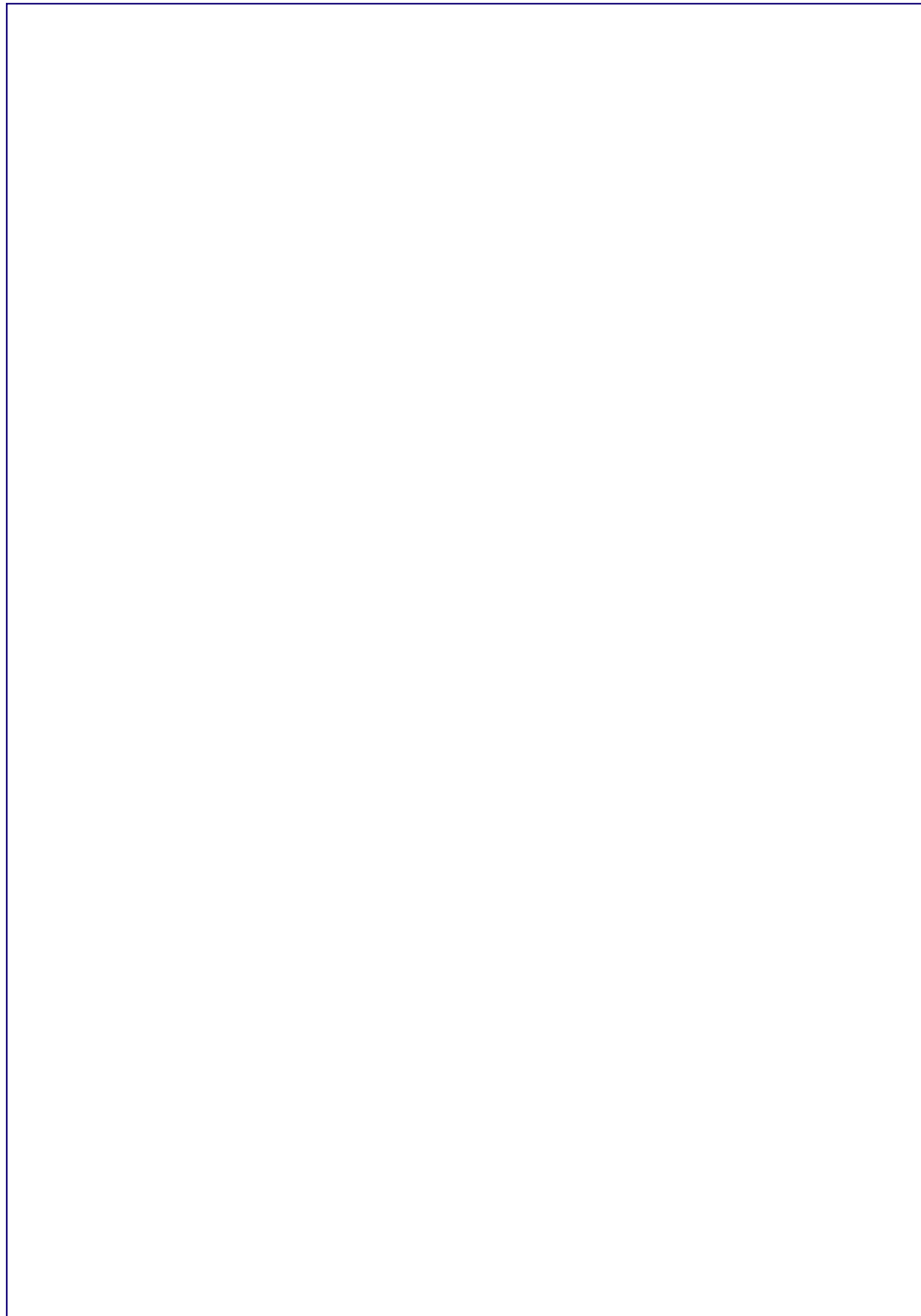
WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

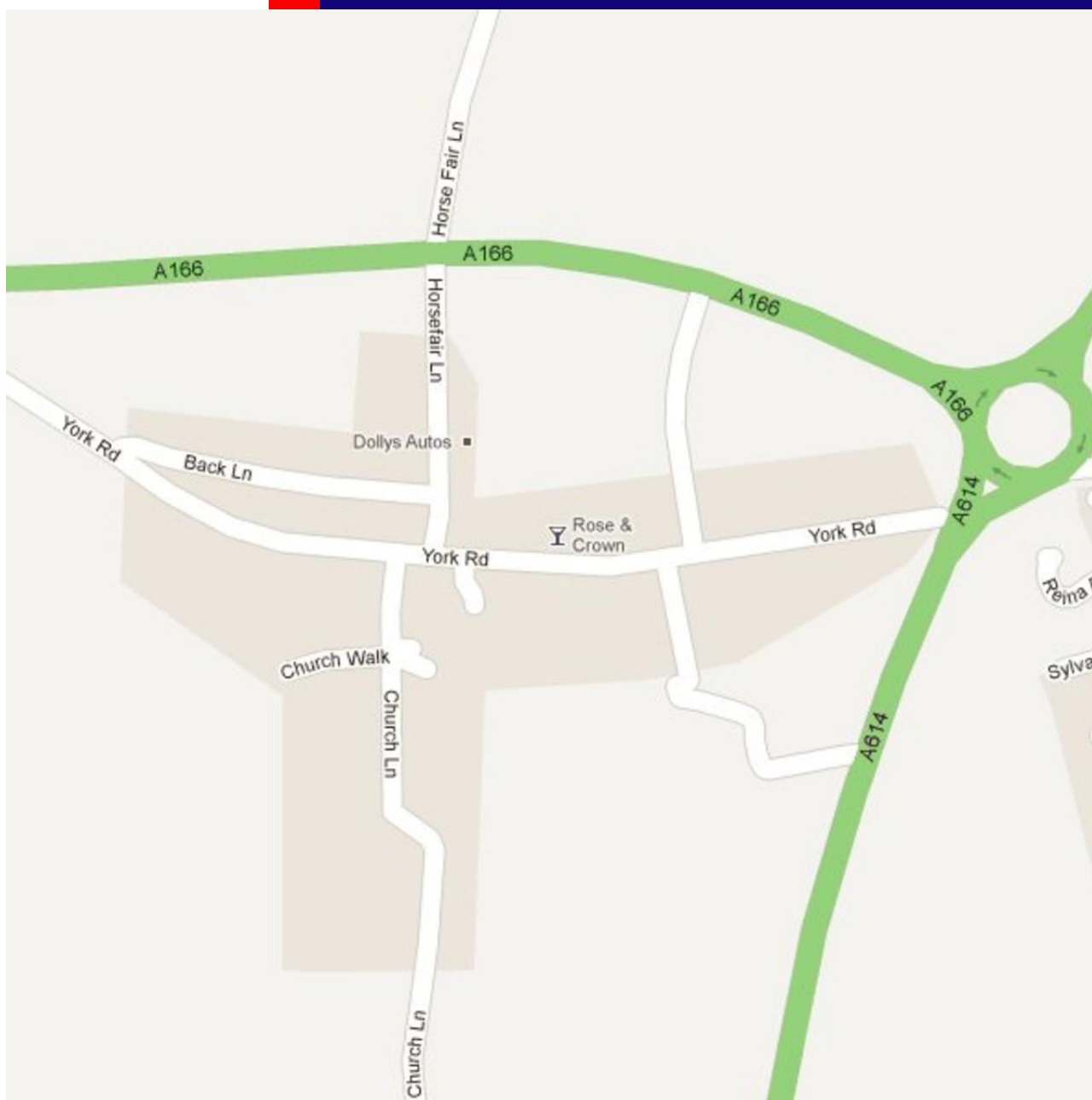
*by any local agent offering the same level of service.

VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS





■ **Ulllyotts** ■

Chartered Surveyors

01377 253456



64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com