



**Ulllyotts**  
Chartered Surveyors

**2 McIntosh Drive  
Drifffield  
YO25 5PH**

**Family home  
4 Bedrooms  
2 Reception Rooms**

**Carport and garage  
Central heating  
Double glazing**

**Asking Price Of:  
£179,950**



01377 253456

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

[sales@ullyotts.co.uk](mailto: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](http://www.ullyotts.co.uk)

**DRIFFIELD**  
Tel. 01377 253456

**BRIDLINGTON**  
Tel. 01262 401401

**PROPERTY PROFESSIONALS SINCE 1891**

## 2 McIntosh Drive

Driffield

YO25 5PH



A great family house with excellent off-street parking. The accommodation includes through lounge with dining room plus fully fitted kitchen, whilst on the first floor are 4 generously proportioned bedrooms plus family bathroom.

Externally is extensive off-street parking including car port plus separate garage and this property is a true family home!

### 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 a 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 and scooter, skateboard and BMX centre.

## ACCOMMODATION

### ENTRANCE HALL

With storage cupboard.

### CLOAKROOM/WC

Low level suite comprising WC and wash basin.

### LOUNGE

16' 1" x 10' 6" (4.92m x 3.22m)

Coved ceiling and feature modern fireplace having a provision for an electric fire. Radiator. Wall light points being open into:



### DINING ROOM

11' 2" x 9' 3" (3.42m x 2.82m)

With coved ceiling. Radiator.



## KITCHEN

14' 2" x 8' 0" (4.32m x 2.44m)

Extensively fitted along three walls including base and wall mounted cupboards with contrasting worktops, the kitchen doors being finished in cream with brushed chrome handles.

Integrated appliances include electric oven and gas hob with extractor over, plus inset sink with mixer tap and space and plumbing for automatic washing machine.



## LANDING

### BEDROOM 1

13' 3" x 10' 8" (4.04m x 3.27m)

Radiator.



### EN SUITE

With shower enclosure, low level WC and wash hand basin. Radiator.

### BEDROOM 2

11' 2" x 10' 9" (3.41m x 3.28m)

Radiator.

### BEDROOM 3

13' 4" x 9' 7" (4.07m x 2.93m)

Radiator.



### BEDROOM 4

6' 9" x 7' 1" (2.07m x 2.16m)

Radiator.

## BATHROOM

White panelled bath, pedestal wash hand basin and low level WC. Radiator.



## GARDENS

Shallow front grassed forecourt garden. Block paved parking space with car port (beneath bedroom), this leads to a garage whilst to the rear of the property is an enclosed expanse of predominantly lawned garden.

## **CARPORT**

## **GARAGE**

## **CENTRAL HEATING**

The property benefits from a 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.

## **COUNCIL TAX BAND**

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

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **SERVICES**

All mains services are connected

## **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?**

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.

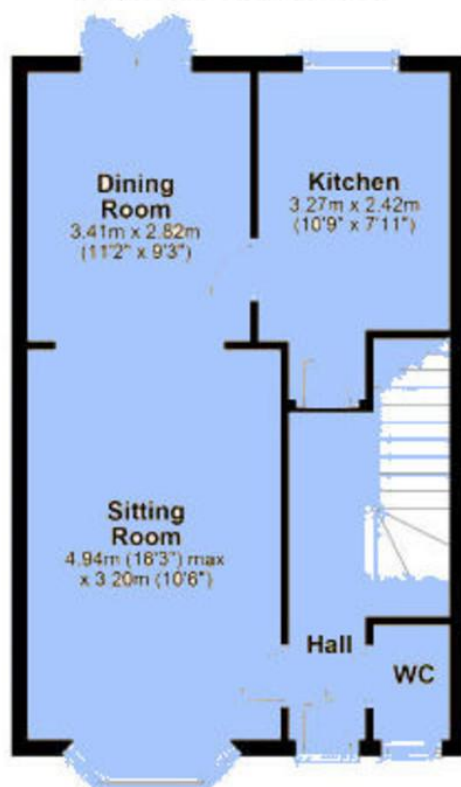
## **VIEWING**

Strictly by appointment (01377) 253456 or [sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

Regulated by RICS

### Ground Floor

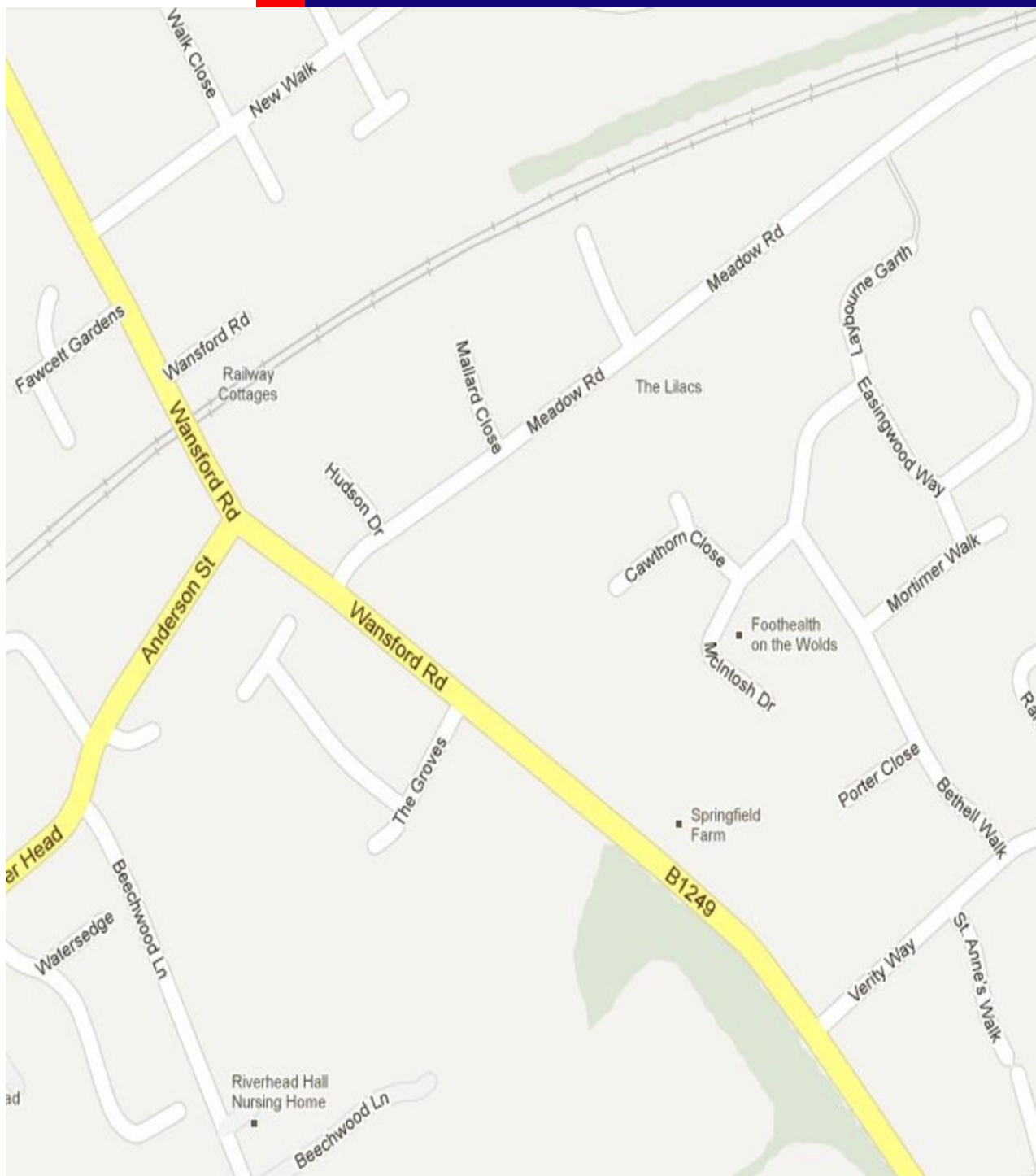
Approx. 45.3 sq. metres (487.7 sq. feet)



### First Floor

Approx. 58.9 sq. metres (632.6 sq. feet)





■ **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](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)