

114 The Mount
Driffield
YO25 5JN

ASKING PRICE OF

£245,000

3 Bedroom Semi-Detached House

Est. 1891
Ullyotts
Estate Agents

01377 253456



Entrance Hall

3 | 2 | 1 | Garage & Off Road Parking | Gas Central Heating

114 The Mount, Driffield, YO25 5JN

VIEWING OF THIS PROPERTY IS A REAL JOY! Located within a small cul-de-sac of similar properties within the main part of The Mount, this is a family orientated home convenient for access into Driffield, local amenities and schools.

The interior of the property benefits from being of larger proportions than most properties of a similar age, and the result of this is three generously proportioned bedrooms on the first floor. The ground floor features a delightful front facing lounge with the main living space being a secondary reception area, comprising sitting room, dining area and this being open plan into a kitchen. It is situated at the rear of the property and offers access directly out onto an enclosed area of established garden.

Quite honestly, it is very difficult to pick fault with this beautifully presented home and a viewing of the interior is very likely to result in a desire to purchase.

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



Dining Room



Kitchen



Kitchen

Accommodation

ENTRANCE HALL
15' 10" x 7' 3" (4.84m x 2.23m)
With staircase leading off to the first floor. Entrance Halls on The Mount are wider than most similar types of property and this creates a very open feel.

Modern-style interior doors lead off to the principal accommodation. Wood effect flooring and coved ceiling. Covered radiator.

LOUNGE
11' 7" x 11' 5" (3.54m x 3.49m)
A front facing room with large front window and ornate fire surround with gas living flame fire. Wood effect flooring, coved ceiling and wall light points.

DINING ROOM
12' 5" x 11' 6" (3.79m x 3.52m)
With wood effecting flooring and contemporary style vertical radiator.

Open plan into:

SITTING ROOM
10' 11" x 10' 2" (3.33m x 3.11m)
With feature pitched roof being well lit by two roof windows and complimentary inset electric lighting. Wood effect flooring and wall hung electric fire with medium oak over mantel.

Door leading out onto the enclosed garden.

Both rooms are open plan into:

KITCHEN
16' 2" x 7' 4" (4.95m x 2.26m)
Fitted along three walls including base cupboards with worktops over and wall mounted cupboards to match. All cupboards featuring gloss doors with chrome effect handles. Integrated electric oven with gas hob and extractor over plus stainless steel backsplash. Inset single sink and drainer with mixer tap. Space and plumbing for a dishwasher. Wood effect flooring.

Built-in additional cupboards to full height with recessed space for an American-style fridge/freezer. Coved ceiling. Door leading to the exterior.

FIRST FLOOR LANDING
10' 3" x 5' 8" (3.14m x 1.73m)
With side window and modern panelled doors leading off to all rooms.



Sitting Room



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 1
11' 10" x 11' 9" (3.63m x 3.60m)
With front facing window, coved ceiling and wood effect flooring. Radiator.

BEDROOM 2
12' 6" x 11' 10" (3.82m x 3.62m)
With rear facing window, coved ceiling and wood effect flooring. Radiator.

BEDROOM 3
8' 5" x 7' 4" (2.59m x 2.24m)
With front facing window, coved ceiling and wood effect flooring.

BATHROOM
8' 4" x 5' 5" (2.55m x 1.66m)
With shower style bath having a side panel plus glass side screen and plumbed-in shower over. Fully tiled around the bath with half-tiling on one additional wall. Vanity-style wash hand basin and low level WC. Two rear facing windows and wood effect flooring. Vertical style radiator.

OUTSIDE
The property stands back from the road behind its own front forecourt garden which is lawned with a hedged boundary between this and its neighbour. There is a block paved side drive which leads to a single garage.

To the rear of the property is an enclosed area of established garden featuring central lawn, block paved path and raised decking on the rear most boundary. In addition, there is a secluded timber summerhouse that provides a delightful additional retreat from the main house with views onto the decked area. Both borders are established with mature plants.

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.



Bathroom



Garden



Summerhouse



Rear Elevation

COUNCIL TAX
Band C.

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.

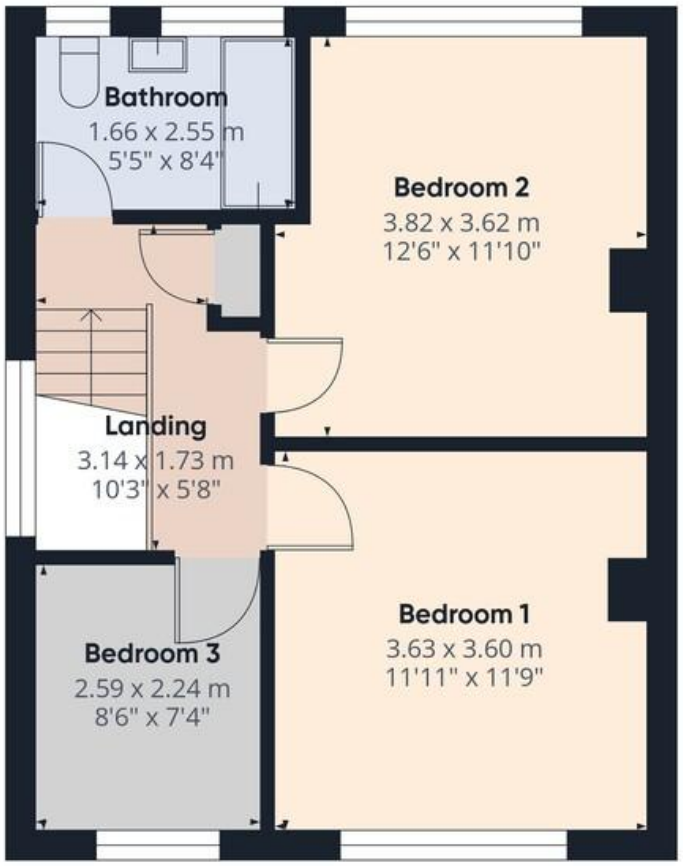
VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

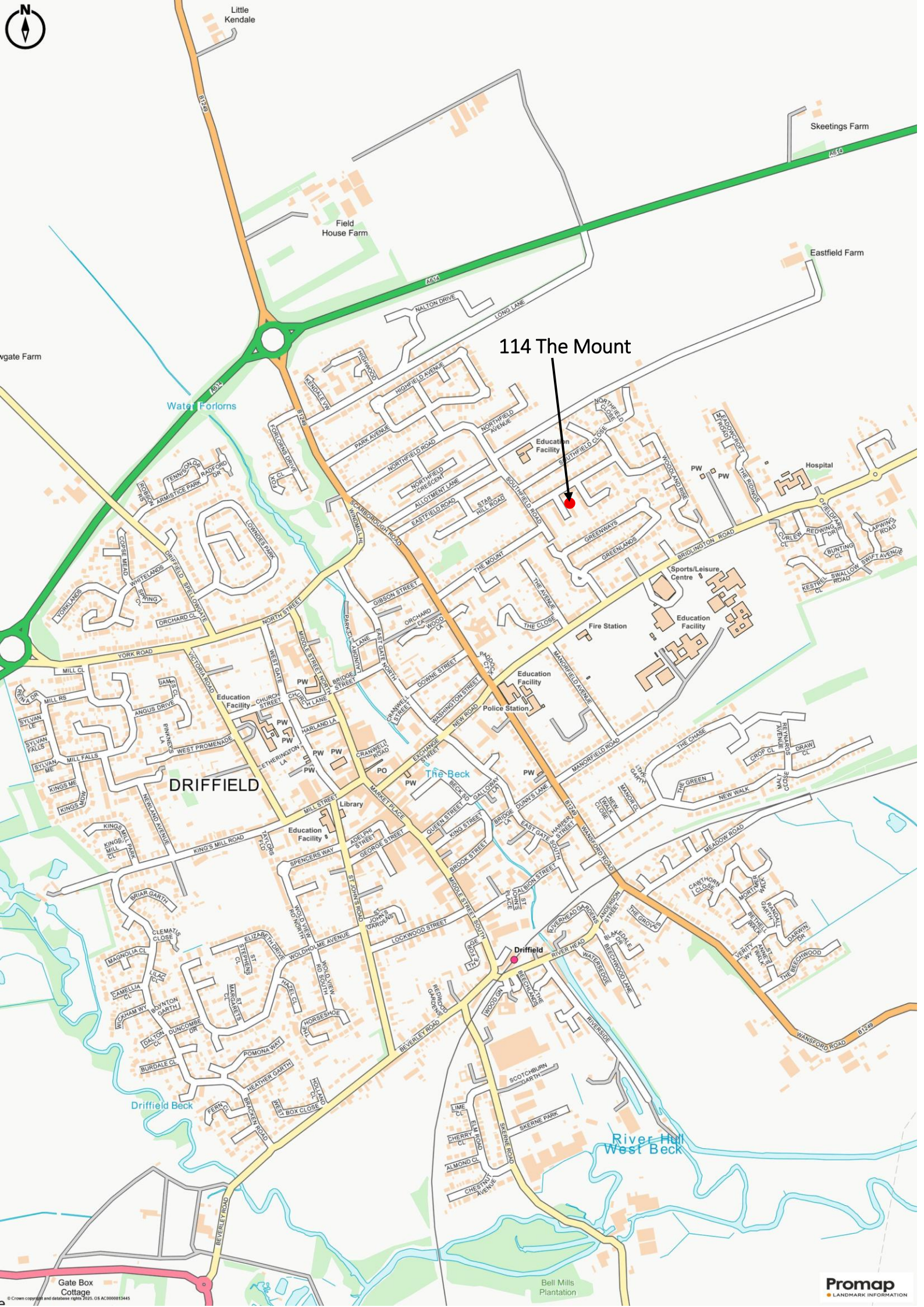
The digitally calculated floor area is 99 sq m (1,062 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



© Crown copyright and database rights 2025. OS AC0000815445

Est. 1891

Ullyotts

Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk

RICS

- Residential Sales
- Property Management
- Valuations