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**26 Woodland Rise
Driffield
YO25 5JB**

Upgraded semi-det bungalow
Open plan lounge with kitchen
Two bedrooms

Enclosed rear garden
Front forecourt parking plus drive
Excellent location

**Asking Price Of:
£150,000**



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26 Woodland Rise

Driffield

YO25 5JB



OUTSTANDING THROUGHOUT!

This is a superb semi-detached bungalow which has been restructured internally, now offering a stunning open plan lounge and kitchen area, in addition to the two good sized bedrooms and shower room. The property is located within a popular area of Driffield, benefitting from car parking to the front plus, side drive.

To the rear is an enclosed expanse of garden and also the former garage which is now used as an enhancement to the main accommodation of the bungalow.

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 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, scooter, skateboard and BMX centre.

ENTRANCE INTO:

KITCHEN

12' 2" x 9' 4" (3.72m x 2.87m)

Fitted with a range of modern kitchen units with solid oak shaker doors including base and wall mounted cupboards along with worktops and inset sink with hose mixer tap.

Space and provision for a Range style cooker with central extractor fan. Space and plumbing for automatic washing machine and point for refrigerator. Radiator.



Open plan into:

LOUNGE

10' 5" x 16' 0" (3.19m x 4.9m)

With feature fire surround having an electric fire in situ. Coving to ceiling and a front facing window. Radiator.



BATHROOM

With large walk-in shower featuring jet shower, vanity wash basin and low level WC.

Heated towel rail and fully tiled walls.



BEDROOM 2

8' 4" x 9' 7" (2.55m x 2.93m)

A rear facing room with coving to ceiling. Radiator.

BEDROOM 1

9' 7" x 11' 8" (2.93m x 3.57m)

An attractive rear facing room with views onto the garden. Coving to ceiling. Radiator.



OUTSIDE

The property stands back from the road behind an expanse of front forecourt - ideal for parking.

There is a side road which provides additional parking and leads to the rear of the property.

The former garage has been converted to a usable room in its own right and there is also a useful store. The garden is enclosed and features artificial grass and raised borders.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from 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

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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?

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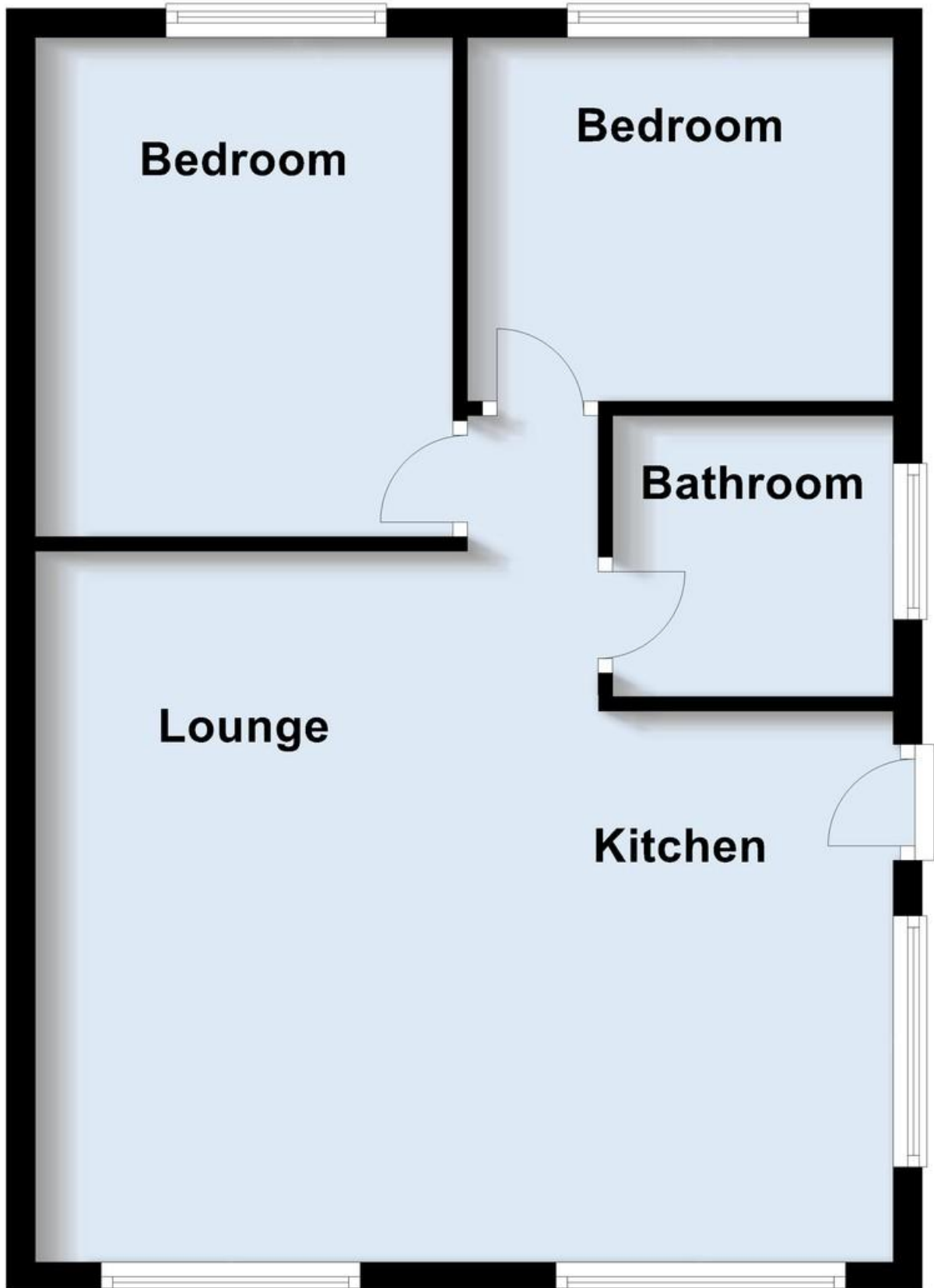
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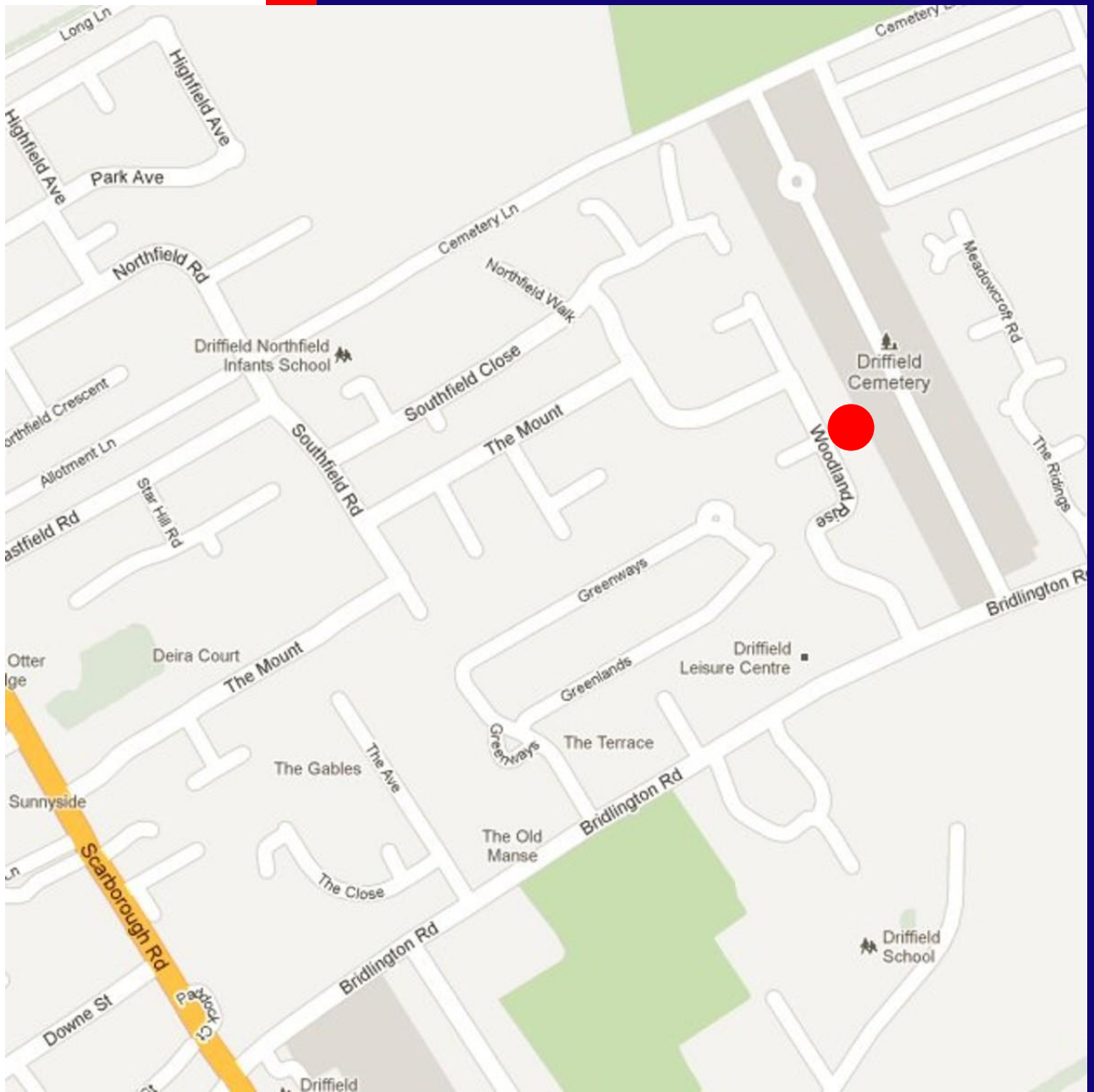
VIEWING

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

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Ground Floor







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