



Ulllyotts
Chartered Surveyors

15 Elm Road
Driffield
YO25 6SQ

Detached bungalow
Great location
Convenient for town centre

2 Bedrooms
Front and rear gardens
Off-street parking

Asking Price Of:
£175,000



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

15 Elm Road

Driffield

YO25 6SQ



Located within a popular residential setting, within a short walk of the town centre, this is a delightful bungalow together with front and rear gardens and off-street parking.

The accommodation includes two bedrooms as well as front facing lounge, breakfast kitchen and bathroom.

The property would benefit from general cosmetic improvements however, the results will be well worth the effort involved.

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 HALL

With built in storage cupboard.

LOUNGE

15' 0" x 10' 0" (4.58m x 3.06m)

A front facing room having wall mounted electric heater.



KITCHEN

8' 1" x 12' 4" (2.48m x 3.78m)

Fitted along two walls with a range of white panelled, traditionally styled, kitchen units including base and wall mounted cupboards, integrated electric oven and hob with extractor over, stainless steel sink with base cupboard beneath. Built in cupboard plus built in cupboard housing hot water cylinder.



BEDROOM 2 8' 11" x 10' 9" (2.73m x 3.28m)

Rear facing room with wall mounted heater.



BEDROOM 1 10' 4" x 8' 8" (3.15m x 2.66m)

Front facing room with electric storage heater.



BATHROOM With suite comprising panelled bath, pedestal wash basin and low level WC wall mounted electric heater.



OUTSIDE

The property stands back from the road behind an expanse of front facing garden. There is a side drive which provides off-street parking.

To the rear of the property is an enclosed expanse of garden which features lawn plus beds and timber shed.

CENTRAL HEATING

The property benefits from electric heating with a combination of electric storage heaters and electric heaters.

Hot water is via immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

SERVICES

All mains services are available at the property.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

WHAT'S YOURS WORTH?

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet.

The property is currently rated band (TBC)

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.

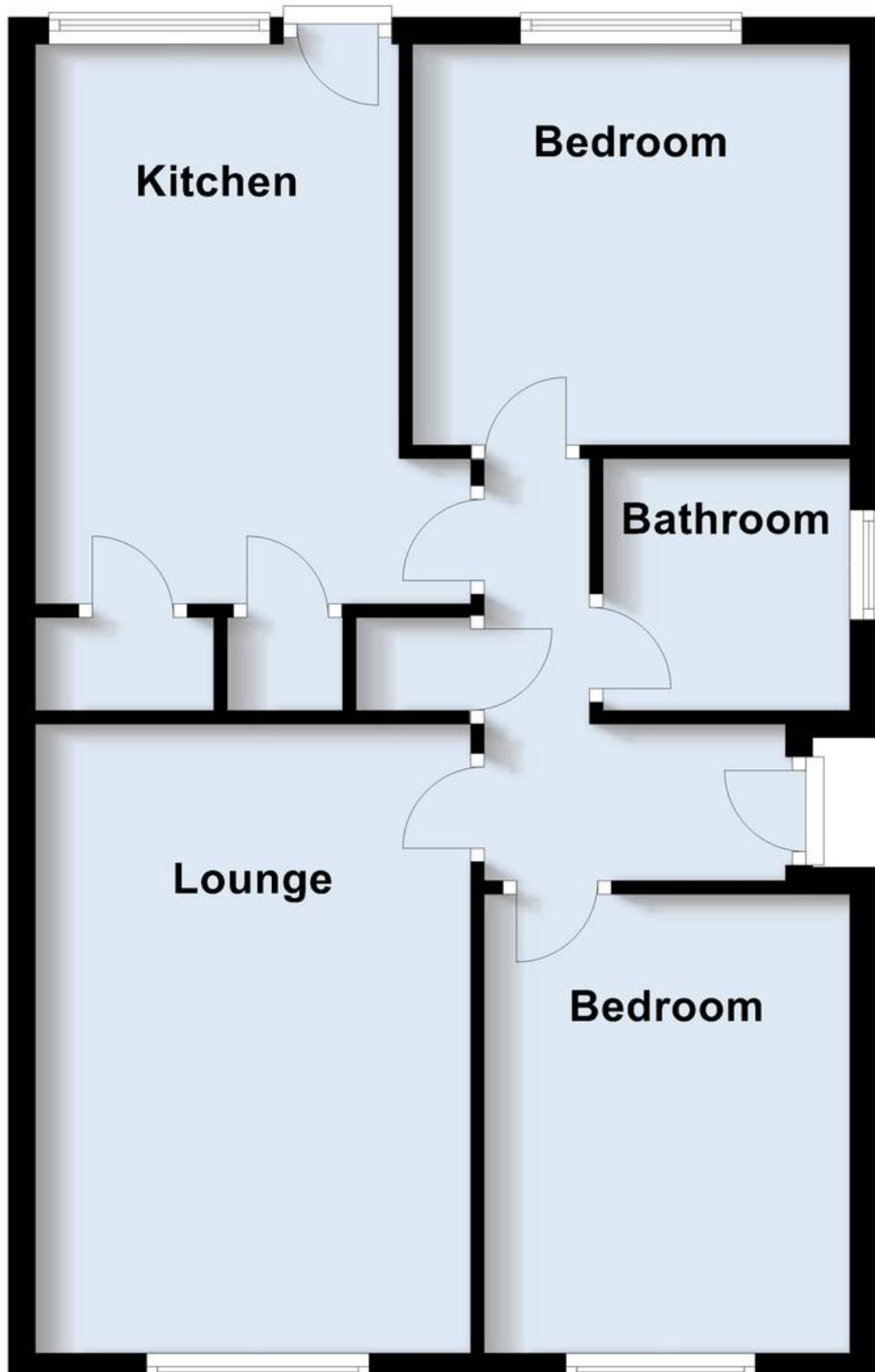
Floor plans are for illustrative purposes only.

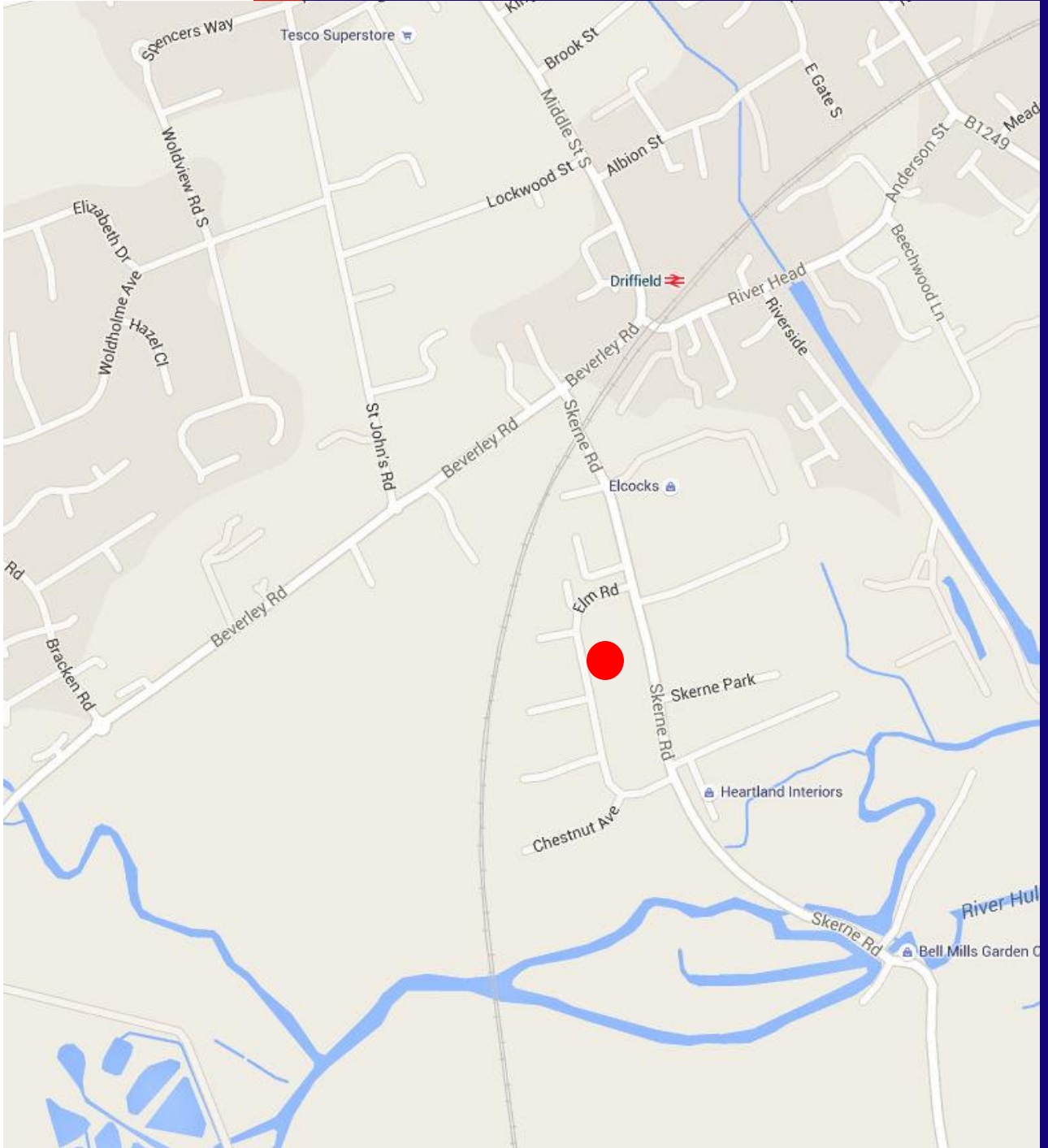
VIEWING

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

Regulated by RICS

Ground Floor







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



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