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Chartered Surveyors

**8 Clematis Close
Driffield
YO25 6XQ**

Enviably location

Quiet setting

Central heating and double glazing

Newly fitted kitchen and bathroom

Parking space

Front and rear gardens

Asking Price

Of: £135,000



01377 253456

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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

8 Clematis Close

Driffield
YO25 6XQ



Located within an enviable setting offering seclusion whilst also being convenient for access to local facilities, town, bus etc. Having benefitted from a recently installed kitchen, bathroom and central heating, the property now only requires the finishing touches of redecoration and new floor coverings to complete the job.

This is certainly worth the effort as buyers will be rewarded with a property in a lovely setting which forms one of only three, accessed via a private drive, with its own allocated parking space.

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 LOBBY

CLOAKROOM WC

With low-level WC, pedestal wash basin and radiator.

LOUNGE

16' 3" x 11' 3" (4.97m x 3.43m)

With fireplace and electric fire. Radiator and front facing views.



KITCHEN

8' 9" x 7' 3" (2.69m x 2.21m)

Having recently been refitted, prior to sale, the kitchen now features a range of base and wall mounted cupboards along with integrated appliances including oven and hob with extractor over, inset sink with single drainer, space for a refrigerator and space and plumbing for an automatic washing machine. Radiator. Door to rear.



BEDROOM

11' 6" x 11' 4" (3.51m x 3.46m)

With views onto the rear garden. Radiator.



BATHROOM

With newly installed suite comprising panelled bath with shower over and glass screen. Low-level WC and pedestal wash basin plus chrome heated towel rail.



OUTSIDE

The property is accessed via a private drive off Clematis Close itself over which there is a right of way. There is one allocated car parking space for the bungalow. There are front and rear gardens. There is a path to the side of number 9 which leads to the rear of the property.



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.

COUNCIL TAX BAND

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

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.

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?

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

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.

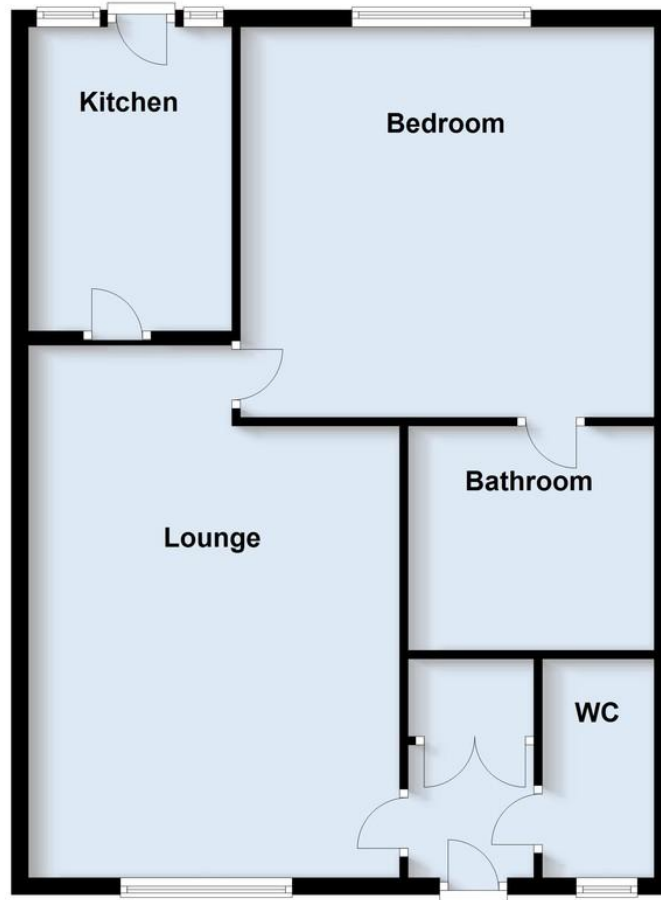
Floor plans are for illustrative purposes only.

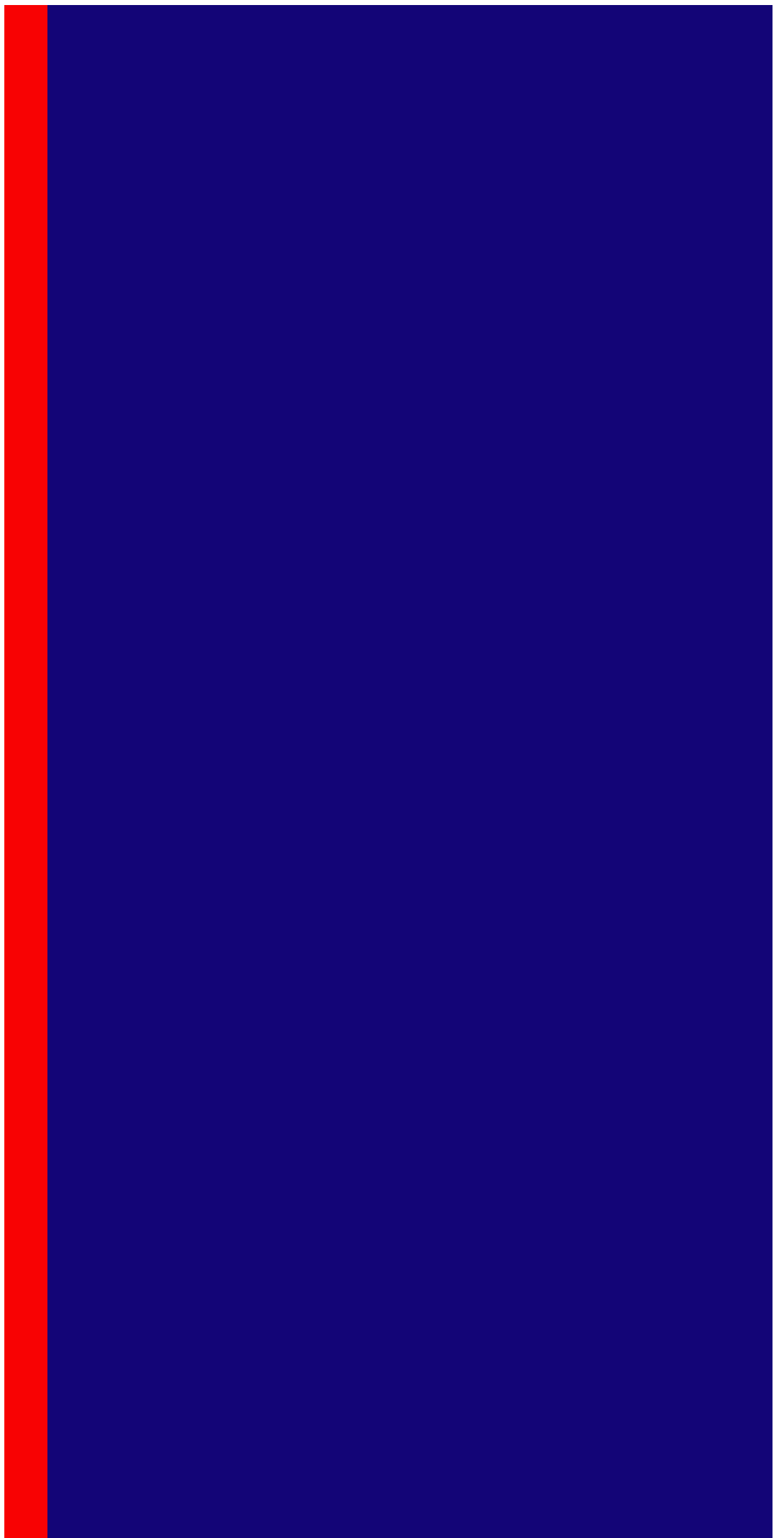
VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

Ground Floor







64 Middle Street South, Driffield, YO25 6QG

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



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