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**60 York Road
Driffield
YO25 5AX**

Established detached bungalow
Recently refurbished
Vehicular access and garage

Attractive front facing lounge
Well fitted kitchen with appliances
Two bedrooms

**Asking Price:
£225,000**



01377 253456

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PROPERTY PROFESSIONALS SINCE 1891

60 York Road

Driffield

YO25 5AX



Located within a popular residential area of Driffield, within walking distance of the town centre and amenities, this is a recently refurbished bungalow offering spacious two-bedroom accommodation along with attractive gardens, off-street parking and garage. The property is nicely setback from the road behind an established front garden and the accommodation includes front facing lounge with feature fireplace, well-fitted kitchen with attractive tiled floor and integrated appliances, two rear facing bedrooms plus modern bathroom. The rear of the property is accessed via Mill Falls where there is a vehicle access leading to a single garage.

In short, this is a bungalow ready for immediate occupancy and no time should be wasted in arranging to view.

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.

SIDE ACCESS TO:

KITCHEN

12' 4" x 11' 3" (3.77m x 3.43m)

Extensively fitted with a contemporary range of kitchen units featuring Shaker style doors including base cupboards with drawers and worktops over plus full height cupboards. Integrated appliances include electric oven and grill plus electric hob with extractor over. Inset sink with single drainer. Space and plumbing for automatic washing machine and a dishwasher, space and provision for an American style fridge freezer, ceiling mounted spotlights, ceramic tiled floor and front facing window.



LOUNGE

15' 1" x 11' 6" (4.6m x 3.52m)

Beautifully appointed, light and airy with front facing aspect featuring fireplace with inset and hearth. Ceiling cornice and decorative ceiling rose. Radiator.



INNER HALL

BEDROOM 1

11' 5" x 10' 5" (3.5m x 3.2m)

With rear facing aspect, ceiling coving and radiator.

BEDROOM 2

11' 5" x 10' 7" (3.5m x 3.25m)

With rear facing aspect and radiator.

SHOWER ROOM

With walk-in shower having a low profile tray, glass side screen, low-level WC with encased cistern and matching vanity wash basin. Contemporary ladder style towel radiator and contemporary wall tiling. Ceramic tiled floor.



OUTSIDE

The property stands back from York Road behind an established garden with front wall boundary and gated access.

The rear of the property is accessed via Mill Falls where there is vehicular access leading to a single garage.

The gardens to the rear of the bungalow are particularly attractive, enclosed by a timber fence and boundaries plus, immediately to the rear of the bungalow, is a raised deck area.



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 uPVC 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

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

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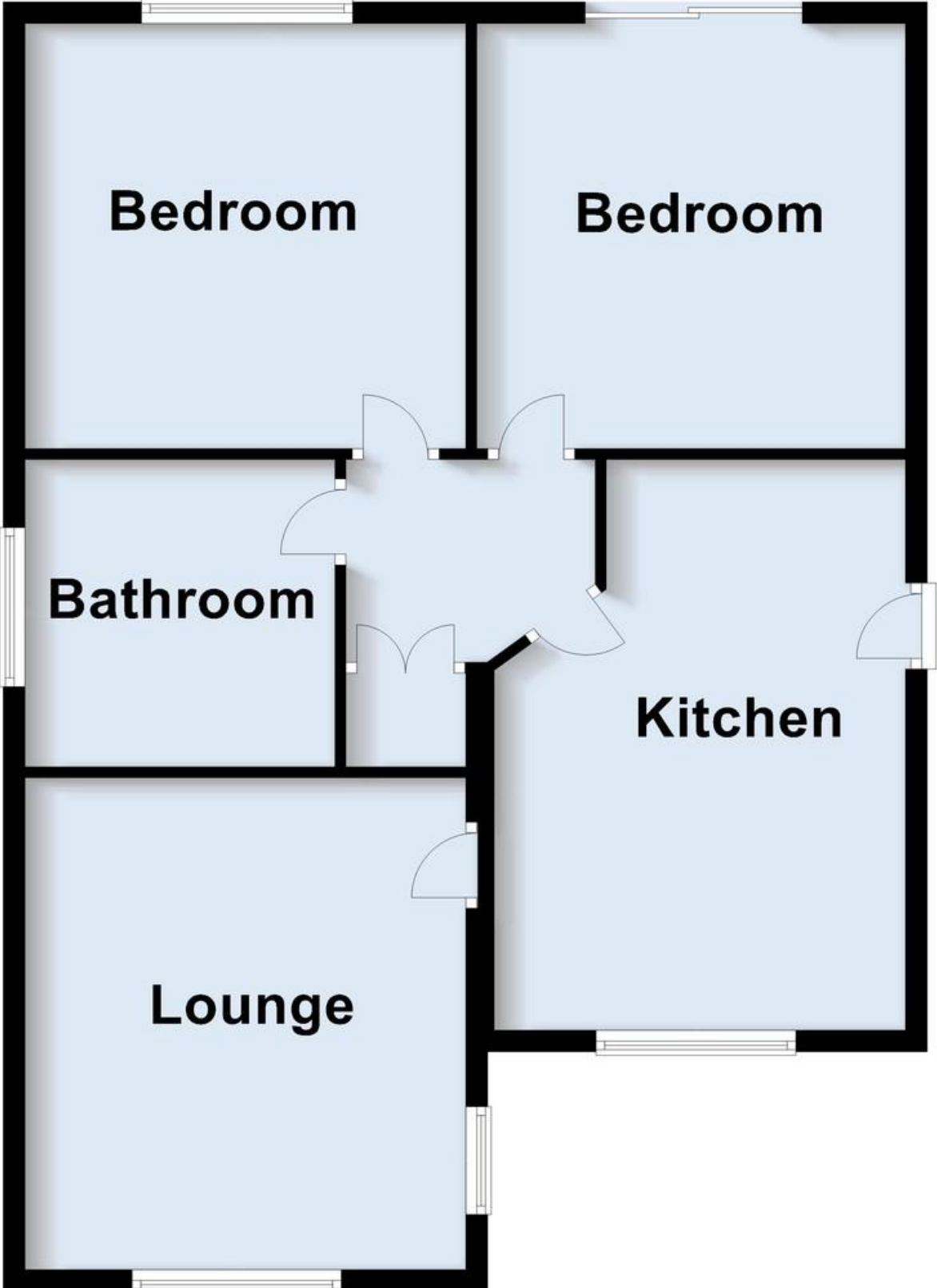
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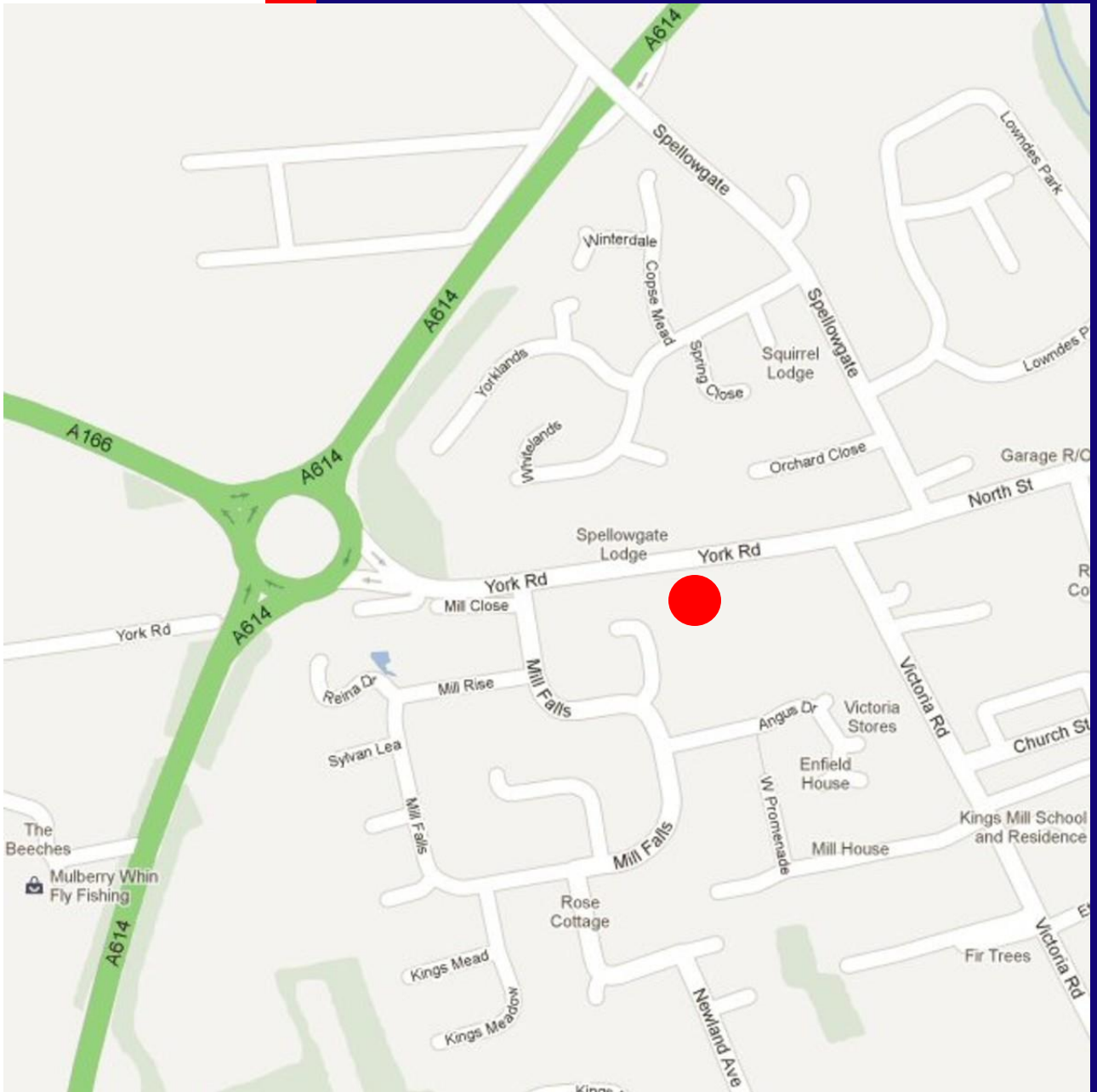
VIEWING

Strictly by appointment (01377) 253456

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Ground Floor







64 Middle Street South, Driffield, YO25 6QG

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