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**4 Sylvan Falls
Driffield
YO25 5FE**

**Extended semi-detached bungalow
Two Bedrooms
Popular residential setting**

**Excellent condition throughout
Front and rear gardens
Unlikely to disappoint!**

**Asking Price Of:
£185,000**



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PROPERTY PROFESSIONALS SINCE 1891

4 Sylvan Falls

Driffield

YO25 5FE



Located within a popular residential area and having been much improved by the vendor to include an extension to the rear, this is a superb semi-detached bungalow that provides a little more than the usual range of accommodation. The property offers delightful front facing lounge plus master bedroom and well fitted kitchen. In addition, there is a second bedroom (or dedicated dining room) with garden room leading off ... a great place to enjoy views across the garden.

There is off-street parking by way of a side drive together with front and rear gardens. In short, this is a quite delightful semi-detached bungalow, the likes of which are rare in the current market and an early viewing is thoroughly recommended!

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.

ACCOMMODATION

ENTRANCE HALL With range of oak finished internal doors leading off.



LOUNGE 16' 1" x 12' 0" (4.9m x 3.66m)

With marble effect fire surround and hearth having provision for an electric fire.



KITCHEN

10' 1" x 8' 3" (3.07m x 2.51m)

Extensively fitted with a range of traditionally styled kitchen units featuring Shaker doors in cream with a wood effect worktop over. Integrated appliances include an electric oven plus hob with extractor over and concealed dishwasher.

Inset sink with base cupboard beneath and swan neck mixer tap, space and provision for automatic washing machine.



BEDROOM 1

13' 2" x 11' 0" (4.01m x 3.35m)

A rear facing room with views onto the garden, coved ceiling and radiator.



BEDROOM 2/DINING ROOM

9' 3" x 8' 11" (2.82m x 2.72m)

A useful room that is currently used as a dining room with coved ceiling and radiator and being open to an attractive extension.



GARDEN ROOM

8' 8" x 8' 8" (2.65m x 2.65m)

Enjoying attractive views across the garden. Radiator.



BATHROOM

With three piece suite comprising panelled bath, having a plumbed-in shower over with rainfall style showerhead, low level WC and wash basin.

OUTSIDE

The property stands back from the road behind an attractive forecourt front garden. There is a side drive which provides off-street parking, whilst to the rear is a most attractive area of garden featuring Indian stone patio, shaped lawn and side raised beds. There is also a shed and patio/seating area.





ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be 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. 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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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

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.

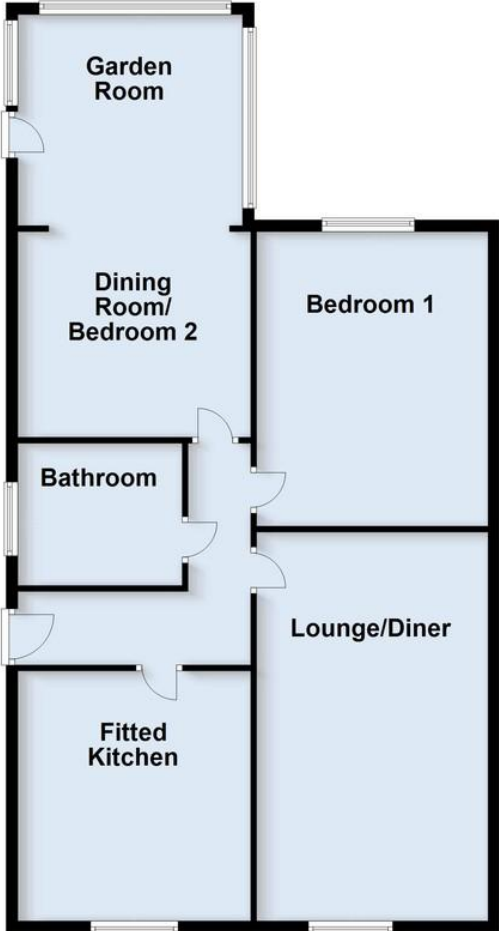
SERVICES

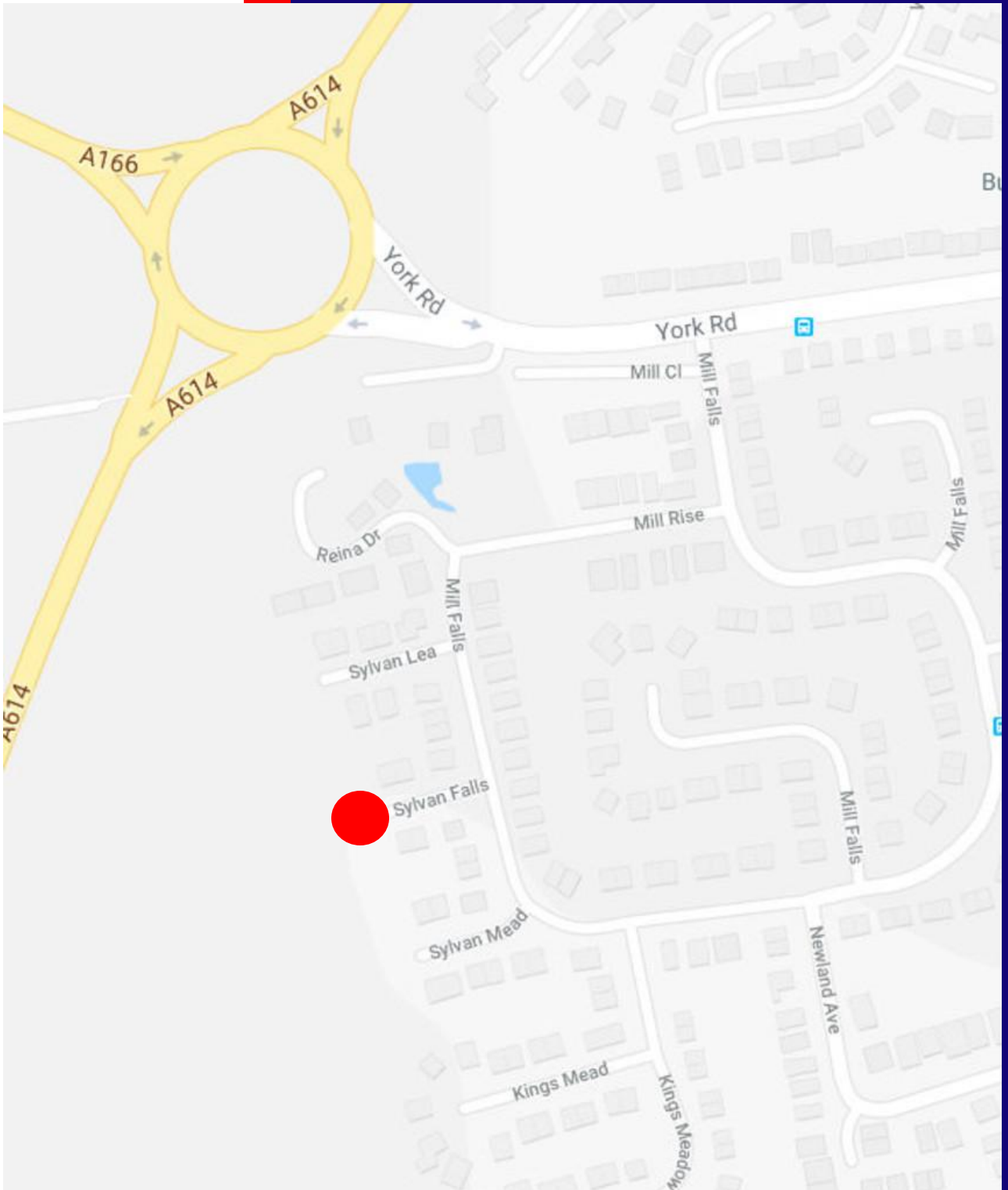
All mains services are available at the property.

COUNCIL TAX BAND

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

Ground Floor







64 Middle Street South, Driffield, YO25 6QG

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



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