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**49 Meadow Road
Driffield
YO25 5NL**

**Semi detached
Three bedrooms
Lounge**

**Conservatory
Delightful gardens
Immaculate throughout**

**Asking Price Of:
£275,000**



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DRIFFIELD
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49 Meadow Road

Driffield

YO25 5NL



ONE OF THE FINEST SEMI-DETACHED BUNGALOWS we have had the pleasure to inspect, this is a superb three bedroom property in a quiet setting, which includes delightful established gardens to the front, side and rear. There is off-street parking plus single garage.

The accommodation includes spacious lounge and dining area, fitted kitchen with range of appliances, delightfully fitted bathroom plus up to three bedrooms and conservatory. The versatility of the property means that one of the bedrooms could be utilised as a dining room or additional reception room, if required.

In summary, this is a stunning semi-detached bungalow which simply should not disappoint if viewed!

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

The main entrance to the property being from the side and having a delightful floor running throughout. Fitted dado rail and Delft rack. Radiator. Built-in storage cupboard.



LOUNGE

20' 1" x 12' 0" (6.13m x 3.67m)

A superb front facing room with modern fire surround housing an electric fire. Decorative ceiling coving, double panelled radiator and front facing window.



KITCHEN

10' 2" x 8' 7" (3.11m x 2.64m)

Extensively fitted with a range of modern kitchen units comprising base and wall units with maple finished doors and including range of integrated appliances of refrigerator and freezer, plus electric oven with gas hob and extractor over. Stainless steel sink with base cupboard beneath, space and plumbing for automatic washing machine, ceramic tiled floor and plumbing for a dishwasher.



BEDROOM 1

12' 8" x 10' 5" (3.88m x 3.20m)

With rear facing French doors enjoying views onto the rear patio and garden beyond. Fitted dado rail, coved ceiling and radiator.



DINING ROOM/BEDROOM 2

9' 11" x 8' 1" (3.04m x 2.47m)

A rear facing room with feature laminate flooring, coved ceiling and double doors leading out into the conservatory.

BEDROOM 3

9' 2" x 8' 11" (2.80m x 2.74m)

Coved ceiling and Radiator.



BATHROOM

With suite comprising panelled bath, having a shower attachment from the taps, additional shower enclosure, vanity wash basin and low level WC. Heated towel rail.



CONSERVATORY

A superb room with fitted electric heater, French doors and glazing which provide views onto the enclosed rear garden.



OUTSIDE

The property stands on a fabulous plot with delightfully maintained gardens as well as generous off-street parking to the side and this leads to a single garage. The gardens comprise various areas all presented to the highest order and a patio area immediately to the rear of the bungalow.



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.

Approximately

(from EPC calculation, this may exclude conservatories)

Ground Floor





