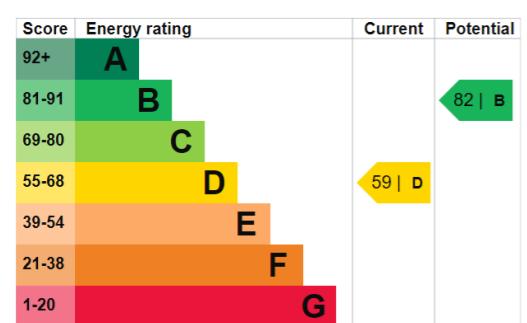


**Asking Price  
£260,000**

**15 Whitelands,  
Driffield, YO25 5YW**



#### SERVICES

All main services are connected to the property.

#### TENURE

The property is held under freehold title.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council tax Band 'D'.

#### VIEWING

Strictly by appointment with the sole agents on 01377 241919.

#### FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.





# 15 Whitelands, Driffield YO25 5YW

## DESCRIPTION

A well presented and attractive detached bungalow which stands within this popular residential location on the edge of the town centre. Offered to the market with the benefit of no onward chain, the property stands on a corner plot and has been well maintained by the current owner providing the following double glazed and gas centrally heated accommodation; Entrance hall, cloaks/WC, kitchen, good sized sitting room with conservatory off, three double bedrooms and bathroom. There is a detached single garage and enclosed gardens.

## LOCATION

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

With radiator, telephone point, built-in storage cupboard, laminate flooring and coving to the ceiling.

### WC

Fitted with a modern two piece suite in white comprising vanity wash hand basin with mixer tap, low level WC, chrome heated towel rail and laminate flooring.

### KITCHEN

Fitted with a range of base, wall and drawer units having work top space over and tiled splash backs, 1 1/2 bowl stainless steel sink with mixer tap, fitted electric oven, four ring ceramic hob with extractor hood over, space and plumbing for a washing machine, space for a fridge and laminate flooring.

### SITTING ROOM

Living flame gas fire set in an Adams style surround with marble inlay and hearth, TV point, two radiators, coving to the ceiling and two ceiling roses, patio doors to:

### CONSERVATORY

Radiator and door to the garden.

### INNER HALLWAY

With airing cupboard housing the hot water cylinder, access to the loft space, smoke detector and coving to the ceiling.

### BEDROOM ONE

Fitted with a range of wardrobes, radiator, coving to the ceiling and laminate flooring.

### BEDROOM TWO

Radiator, coving to the ceiling and ceiling rose.

### BEDROOM THREE

Radiator, ceiling rose and French doors to the garden.

### BATHROOM

Fitted with a modern three piece suite in white comprising walk-in shower, vanity wash hand basin with mixer tap, low level WC with enclosed cistern, chrome heated towel rail, shaver point and laminate flooring.



### OUTSIDE

To the front of the property is an area of open plan garden which is mainly gravelled with established shrubs. A tarmac side driveway leads to the detached single garage.

The rear garden is fully enclosed being mainly paved and gravelled with borders, the rear also enjoys a sunny south facing aspect.

