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Chartered Surveyors

**7 Wood Green
Driffield
YO25 6SR**

Over 55s Development

Close to town centre

Beautifully maintained communal gardens

Spacious accommodation

Quiet setting. Plenty of parking

Asking Price Of:

£175,000

NO ONWARD CHAIN



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

7 Wood Green

Driffield

YO25 6SR



Set within a very leafy development within close proximity of the town centre, this is a spacious semi-detached bungalow which provides accommodation that includes two bedrooms. The development itself is for the 'over 55s' with the area being professionally managed, the bungalows having delightful gardens to the rear as well as a lovely established outlook to the front.

The well proportioned accommodation is partially open plan with wide wheelchair friendly doorways. The rooms themselves include front facing lounge, well appointed breakfast kitchen with integrated appliances, two rear facing bedrooms and spacious bathroom with separate shower.

WOOD GREEN

Wood Green is a short cul-de-sac of detached and semi-detached bungalows on a private road specifically for the 'over 55s'. The complex is professionally managed and a service charge includes maintenance of the gardens and gutters, window cleaning and Lifeline facility. We are verbally advised that the current service charge is approximately £127.37 per calendar month.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, M&Co, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

ACCOMMODATION

ENTRANCE LOBBY

With electric heater.

LOUNGE

14' 0" x 12' 0" (4.27m x 3.66m)

With traditional style fire surround having an inset electric fire, wall hung electric heater and front facing window.



INNER HALL

With electric heater, large built-in storage cupboard.

KITCHEN

13' 2" x 7' 11" (4.01m x 2.41m)

Extensively fitted along two walls with a range of traditionally styled kitchen units finished with medium oak doors along with co-ordinating worktops.

Integrated appliances include electric oven plus electric hob with extractor canopy over. Inset sink with single drainer, integrated refrigerator, freezer and washing machine. Ceramic tiled floor.



BATHROOM

With panelled bath, low level WC and separate shower enclosure, vanity wash basin and heated towel rail.

Built-in cupboard housing hot water cylinder.



BEDROOM 1

11' 4" x 10' 4" (3.45m x 3.15m)

Built-in range of wardrobes finished in pine, wall mounted electric heater.



BEDROOM 2

11' 1" x 7' 11" (3.38m x 2.41m)

Electric heater and glazed door leading out onto the rear garden.



OUTSIDE

The property forms part of a select cul-de-sac development with block paved road.

There are communal areas of garden to the rear of the properties along with small patio areas.

To the front is a quite delightful established garden.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 60 square metres.

CENTRAL HEATING

A comprehensive heating system is provided by electric room heaters.

HOT WATER

This is provided by electric immersion heaters.

DOUBLE GLAZING

Sealed unit double glazing in timber surrounds.

TENURE

Freehold.

SERVICES

Mains electricity, telephone, water and drainage.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is 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.

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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VIEWING

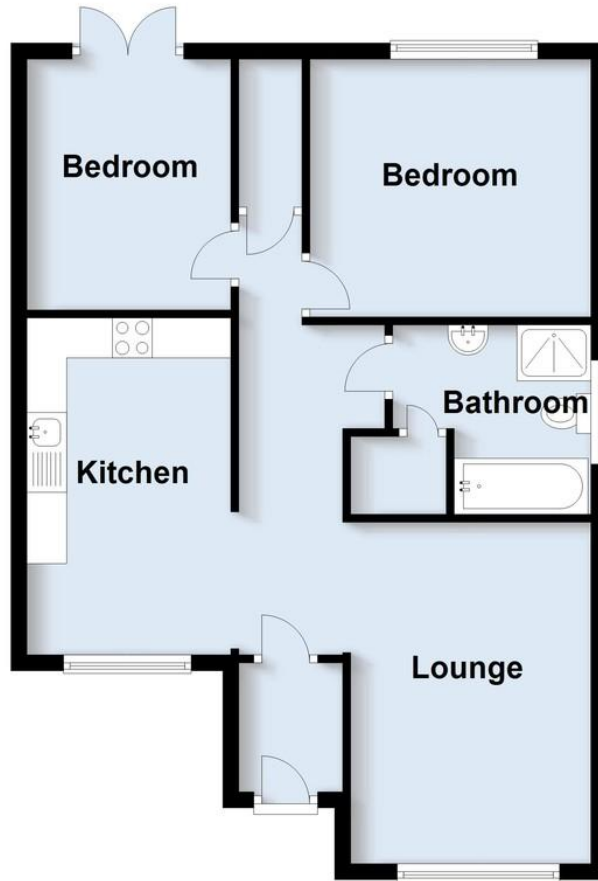
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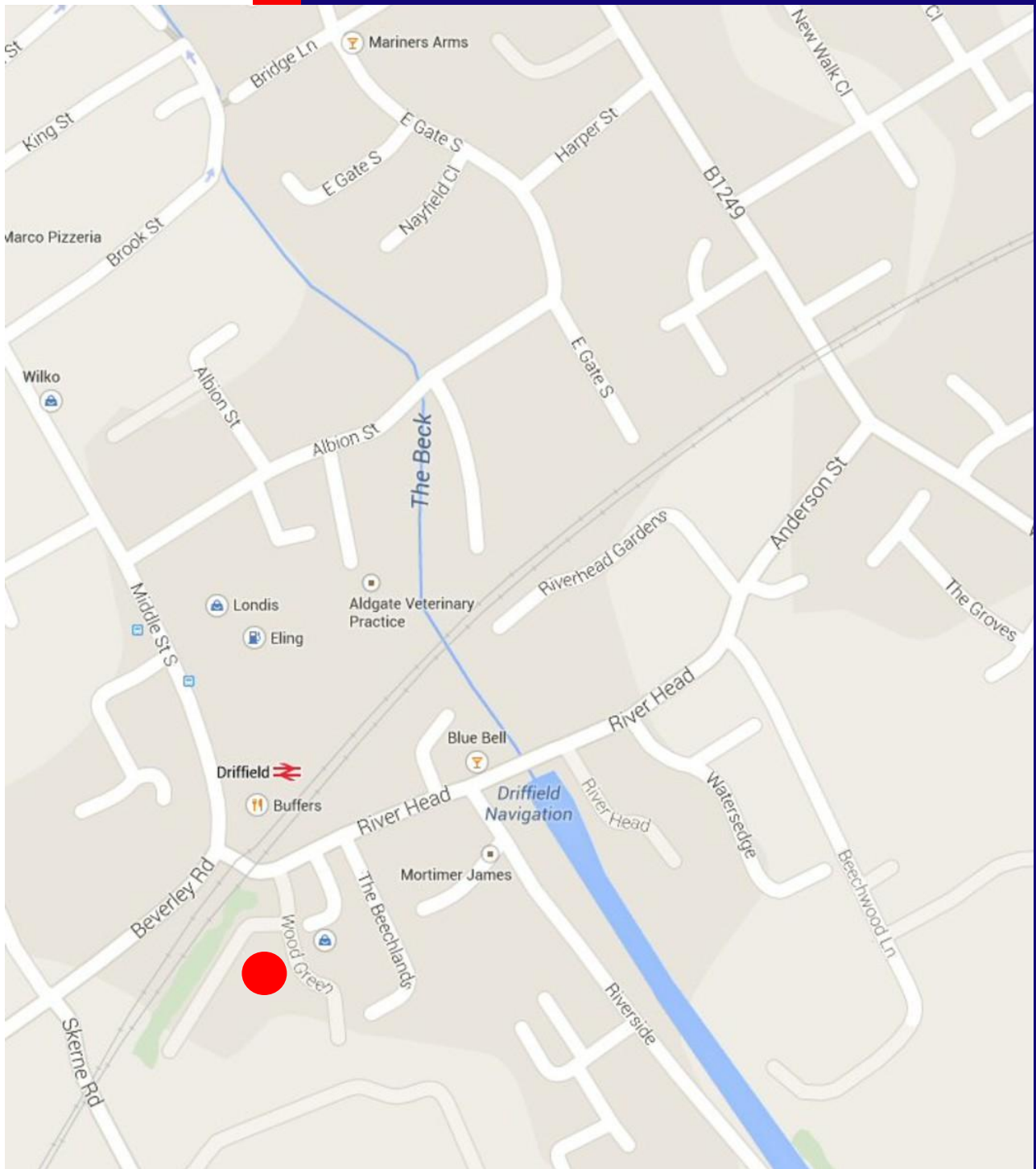
Regulated by RICS

Approximately 60 sq m

(from EPC calculation, this may exclude conservatories)

Ground Floor







64 Middle Street South, Driffield, YO25 6QG

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



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