



Ulllyotts
Chartered Surveyors

**10 St Stephens Close
Driffield
YO25 6XZ**

**Extended Semi Bungalow
3 Bedrooms
En-Suite**

**Conservatory
Prime location
NO ONWARD CHAIN**

**Asking Price Of:
£240,000**



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulyyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ulyyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

10 St Stephens Close

Driffield

YO25 6XZ



Beautiful extended semi-detached bungalow situated in a prime cul-sac-position. The accommodation offers 2/3 bedrooms, en-suite, good sized kitchen, lounge and conservatory, gas central heating and double glazing. Well maintained gardens to both the front and rear, block paved driveway with carport which provides ample parking for several vehicles which leads to a single garage. The bungalow is being offered with NO ONWARD CHAIN. VIEWING ADVISED!

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.

KITCHEN 14' 1" x 8' 2" (4.3m x 2.5m)

Part glazed door opens to the kitchen which is fitted with a good range of wall and base units with work surface over. Stainless steel sink unit with part tiled surround. Built in electric oven and grill, electric hob with extractor over. Space for fridge freezer, washing machine and dishwasher. Double glazed window to the side with a further window looking over the front garden. Door to:



LOUNGE 15' 8" x 12' 9" (4.8m x 3.9m)

A good sized lounge with double glazed window looking out over the front garden. Marble effect fireplace housing an electric fire. Double radiator and coving to the ceiling.



INNER HALL Doors leading to:

BEDROOM ONE

13' 3" x 9' 9" (4.05m x 2.99m)

A double bedroom with fitted wardrobes with overhead storage. Single radiator and double glazed window looks out to the rear.

BATHROOM

Fitted with a three piece suite comprising 'p' shaped bath with shower over, low level wc and pedestal wash hand basin set in a vanity unit with storage under. Part tiled walls, single radiator and double glazed window to the side. Airing cupboard with shelving which also houses the hot water tank.



BEDROOM TWO

11' 5" x 8' 6" (3.5m x 2.6m)

This is a double bedroom with en-suite but could also be utilised as a dining room as the conservatory leads straight from it. Single radiator. Fully glazed opens to the conservatory. Door to:



EN-SUITE

Fitted with three piece suite comprising shower cubicle with mains shower, pedestal wash hand basin, part tiled walls and double glazed window to the side.

BEDROOM THREE

7' 11" x 7' 9" (2.43m x 2.37m)

This single bedroom could also be utilised as a study or office. Double glazed window to the side and single radiator.



CONSERVATORY

10' 2" x 10' 2" (3.1m x 3.1m)

Part brick and double glazed construction, tiled flooring, single radiator, double doors open to the rear garden. Courtesy door gives direct access straight in to the garage.



GARAGE

Single garage with up and over door, power and lighting supplied.

Please note due to the angle of the garage it may be difficult to park a car inside though it is a useable area for bikes, mobility scooter, workshop or general storage as access can be gained directly from within the property.

OUTSIDE

To the front of the property is a well maintained lawned garden with flower and shrub borders. To the side is a generous block paved driveway which provides parking for several vehicles, carport. To the rear of the property there is a private enclosed lawned garden with flower and shrub borders. Paved seating area, gated access which leads to the side of the bungalow.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (tbc) square metres.

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.

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

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

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.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

Strictly by appointment (01377) 253456

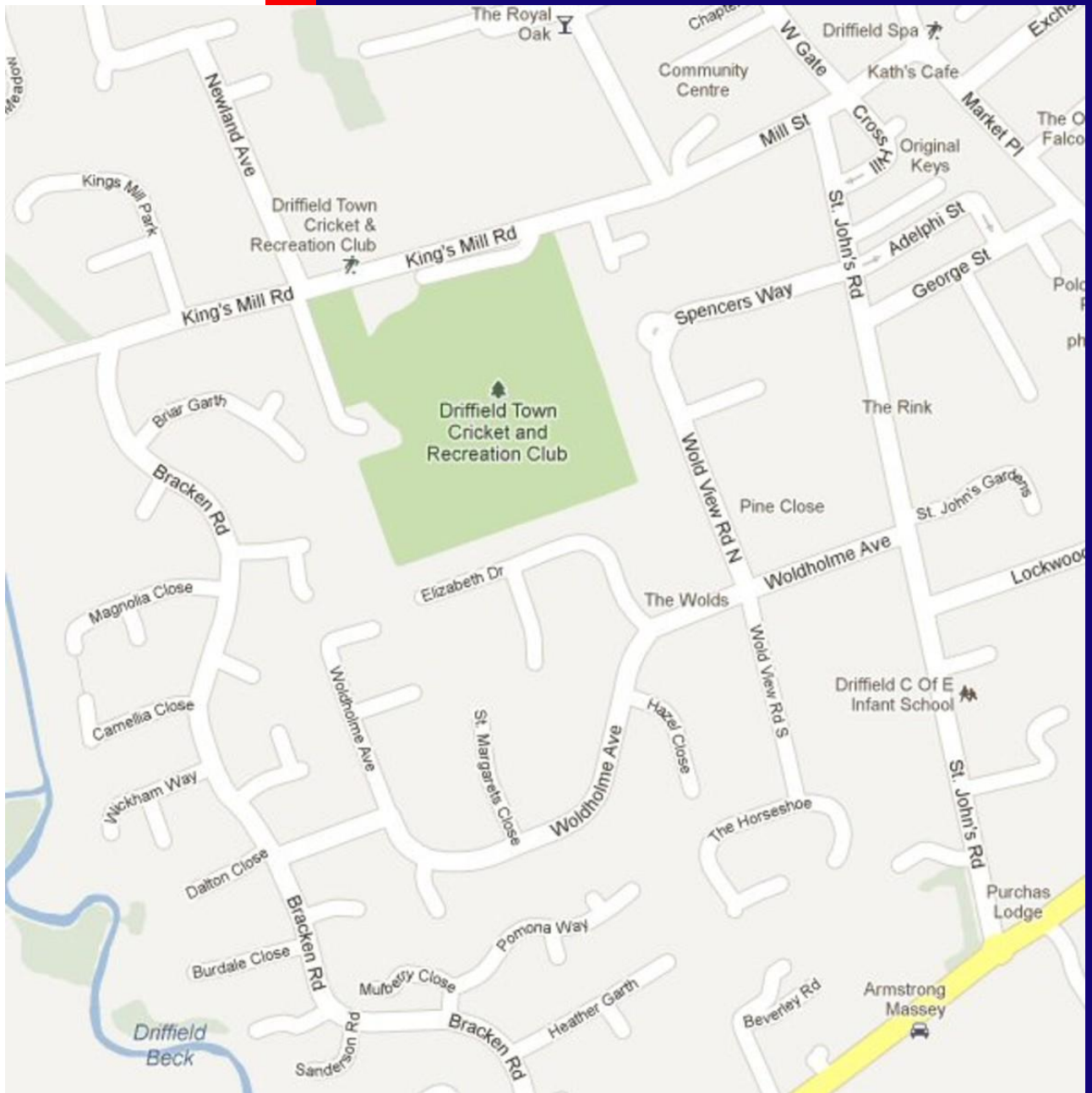
Regulated by RICS

Approximately

(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



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com