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Chartered Surveyors

**20 Greenlands
Driffield
YO25 5HY**

**Generous off street parking
Two bedrooms
Private enclosed rear garden**

**Side drive and garage
Popular residential area
Well presented throughout**

**Asking Price Of:
£180,000
NO CHAIN**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

20 Greenlands

Driffield, YO25 5HY



Located within a popular residential area just off Bridlington Road, this is a smartly presented semi-detached bungalow which provides generous off-street parking by way of a block paved forecourt in addition to the side drive and single garage. The living accommodation is unlikely to disappoint and includes two bedrooms together with rear facing lounge which has been extended, greatly enhancing the living space plus well fitted kitchen and bathroom.

To the rear of the property is an enclosed area of garden and, in summary, this is a great semi-detached bungalow ready for immediate occupancy.

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 HALL

With Economy 7 electric storage heater.

LOUNGE

18' 10" x 10' 8" (5.75m x 3.26m)

With rear facing window offering views over the garden. Electric storage heater and personal door leading out to the rear.



KITCHEN

9' 2" x 7' 3" (2.80m x 2.21m)

With fitted range of modern kitchen units including base and wall mounted cupboards with maple finished doors and stainless steel sink with base cupboard beneath. Space for a slot-in cooker with extractor canopy over. Space and plumbing for automatic washing machine. Views onto the garden.



INNER HALL

BATHROOM

With three piece suite in white comprising shower, pedestal wash hand basin and low level WC.



BEDROOM 1

11' 2" x 9' 5" (3.41m x 2.89m)

Built-in range of wardrobes.



BEDROOM 2

8' 5" x 7' 8" (2.57m x 2.35m)

With electric Economy 7 storage heater.



OUTSIDE

The property stands back from the road behind a block paved forecourt which provides generous off-street parking for multiple vehicles.

There is also a side drive which provides additional off-street parking and this leads to a single garage with front facing door. To the rear of the property is an enclosed expanse of predominantly lawned garden offering an excellent degree of privacy.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 54 square metres.

CENTRAL HEATING

The property benefits from Economy 7 electric storage heating.

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

Mains water, electricity, telephone 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 E. 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.

WHAT'S YOURS WORTH?

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VIEWING

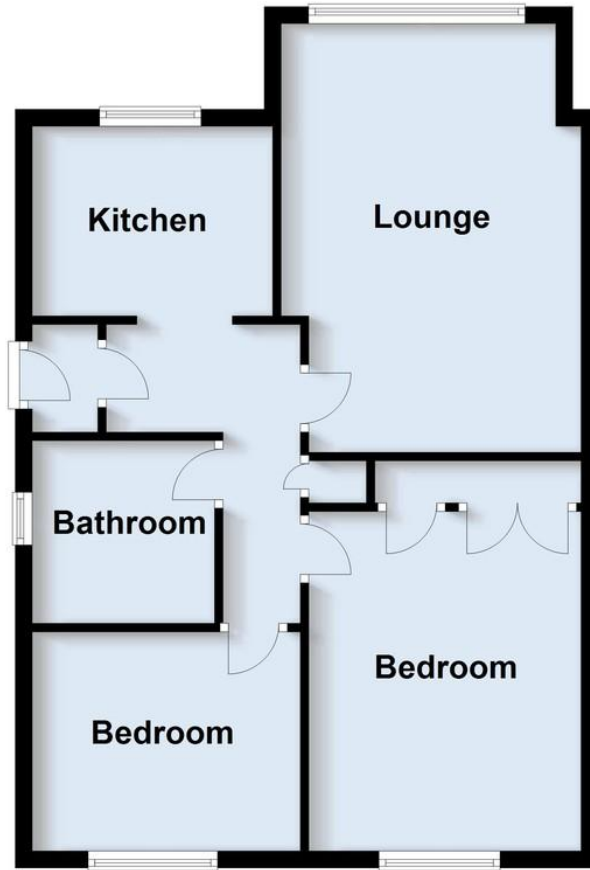
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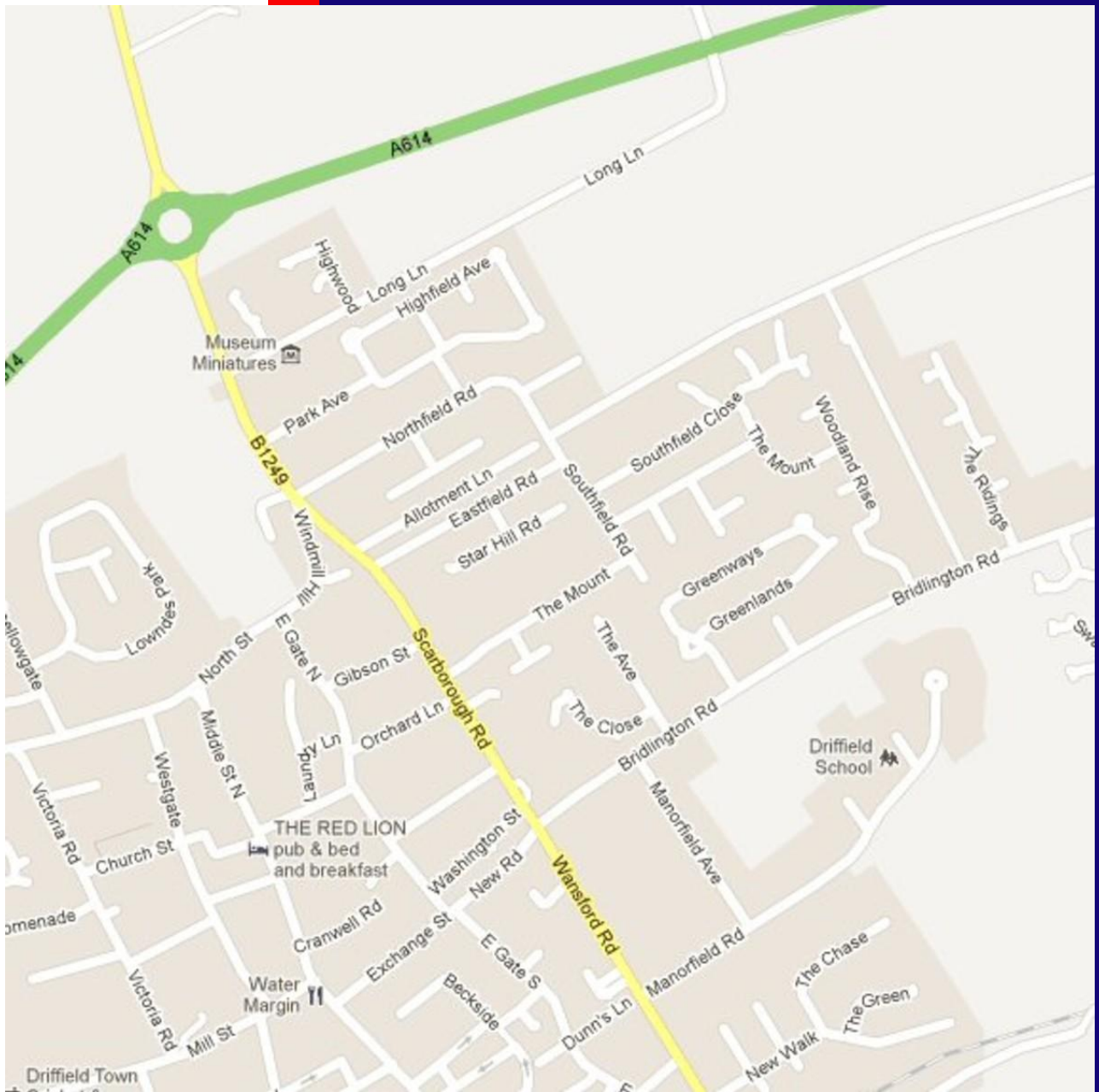
Regulated by RICS

Approximately 54 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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