



11 Manor Close,
Driffield,
YO25 5LT

ASKING PRICE OF

£220,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



2



1



1



Garage



Gas Central Heating

11 Manor Close, Driffield, YO25 5LT

IF LOCATION IS OF PRIME IMPORTANCE - LOOK NO FURTHER!

This is a superb semi-detached bungalow which is conveniently situated for access into Driffield. The property was constructed by local developers G P Atkin Homes Limited and has been meticulously maintained since construction.

The accommodation includes two bedrooms, as well as attractive front facing lounge plus well fitted breakfast kitchen. There is a side drive which leads to a single garage, whilst to the rear is a very low maintenance block paved courtyard.

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 large double cupboard housing gas fired boiler and further doors leading off into all rooms.

BREAKFAST KITCHEN

13' 5" x 9' 10" (4.09m x 3.00m)

With attractive front facing bay window and being well fitted with a range of traditionally styled kitchen units finished in beech with contrasting worktops. Space and provision for a slot-in cooker with extractor canopy over, inset stainless steel sink with base cupboard beneath and space and plumbing for automatic washing machine.

Side window and ample space for a breakfast table.

LOUNGE

14' 1" x 11' 10" (4.30m x 3.61m)

With front facing window. Feature fire surround housing an electric fire. Coved ceiling. Radiator.

BEDROOM 1

12' 4" x 11' 9" (3.77m x 3.59m)

Rear facing window and fitted range of wardrobes. Radiator.

BEDROOM 2

9' 10" x 8' 5" (3.01m x 2.57m)

Rear facing window and built-in range of furniture including wardrobes and drawers. Radiator.

WET ROOM

Well fitted with a walk-in shower and range of vanity units incorporating wash hand basin and WC. Fully tiled walls.

OUTSIDE

The property stands back from the road behind an expanse of gravelled forecourt. There is a tarmac driveway which provides generous off-street parking and this leads to a single garage. Summerhouse.

To the rear of the property is a block paved low maintenance courtyard.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 63 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 D.

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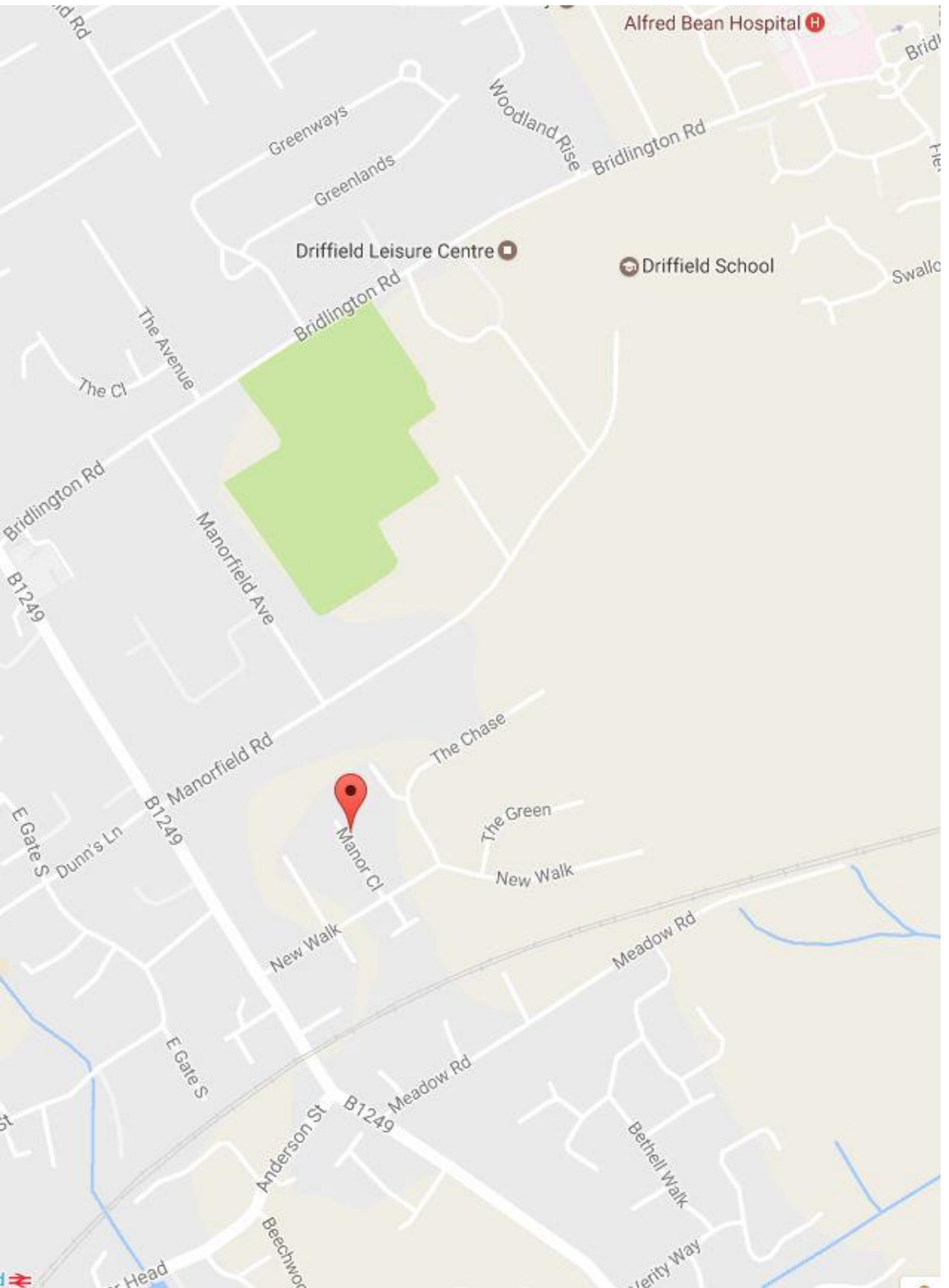
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*by any local agent offering the same level of service.

VIEWING

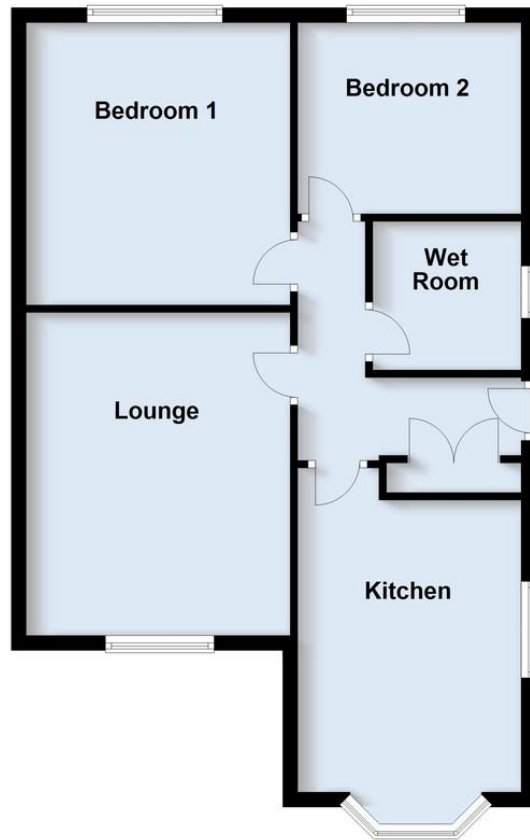
Strictly by appointment (01377) 253456

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories), is 63 sq m

Ground Floor



Why Choose Ulllyotts?



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