



31 Northfield Road
Driffield, YO25 5ET

ASKING PRICE OF

£150,000

2 Bedroom Semi-detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



2



1



1



Garage



Gas Central Heating

31 Northfield Road, Driffield, YO25 5ET

Offered for sale at a competitive price to effect early interest, this is an established semi-detached bungalow in need of general cosmetic improvement. The accommodation on offer includes two bedrooms as well as front facing lounge, shower room and conservatory. The bungalow stands in an elevated position, set back from the road and offers off-street parking by way of a side drive and, this in turn leads to the garage.

To the rear is a good size expanse of garden.

DIRECTIONS

From Driffield Market Place head north along Middle Street North to the junction of North Street. Turn right and continue along the road past the park and up the incline with Highfield House on the left hand side. After the junction on Scarborough Road, take the first right onto Northfield Road. The subject property lies on the left hand side of the road.

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, 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



Lounge



Bedroom



Bedroom

Accommodation

FRONT ENTRANCE

Into:

KITCHEN

12' 4" x 8' 10" (3.77m x 2.70m)

Fitted with a range of modern kitchen units including base and wall mounted cupboards along with worktops. Integrated electric oven and hob. Inset stainless steel sink with single drainer and base cupboard beneath. Space and plumbing for automatic washing machine.

LOUNGE

16' 0" x 10' 4" (4.90m x 3.17m)

With front facing window and fitted fireplace with niche for an electric fire. Radiator.

SHOWER ROOM

With low level suite and shower.

BEDROOM 1

11' 8" x 9' 8" (3.56m x 2.95m)

Radiator.

Door leading into:

CONSERVATORY

Offering views onto the rear garden.

BEDROOM 2

9' 8" x 8' 6" (2.96m x 2.60m)

With rear facing window. Radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt which is predominantly lawned. There is a concrete side drive which provides vehicle access and leads to a single garage. To the rear of the property is an enclosed area of predominantly lawned garden. This also includes a greenhouse.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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.



Garden



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

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. 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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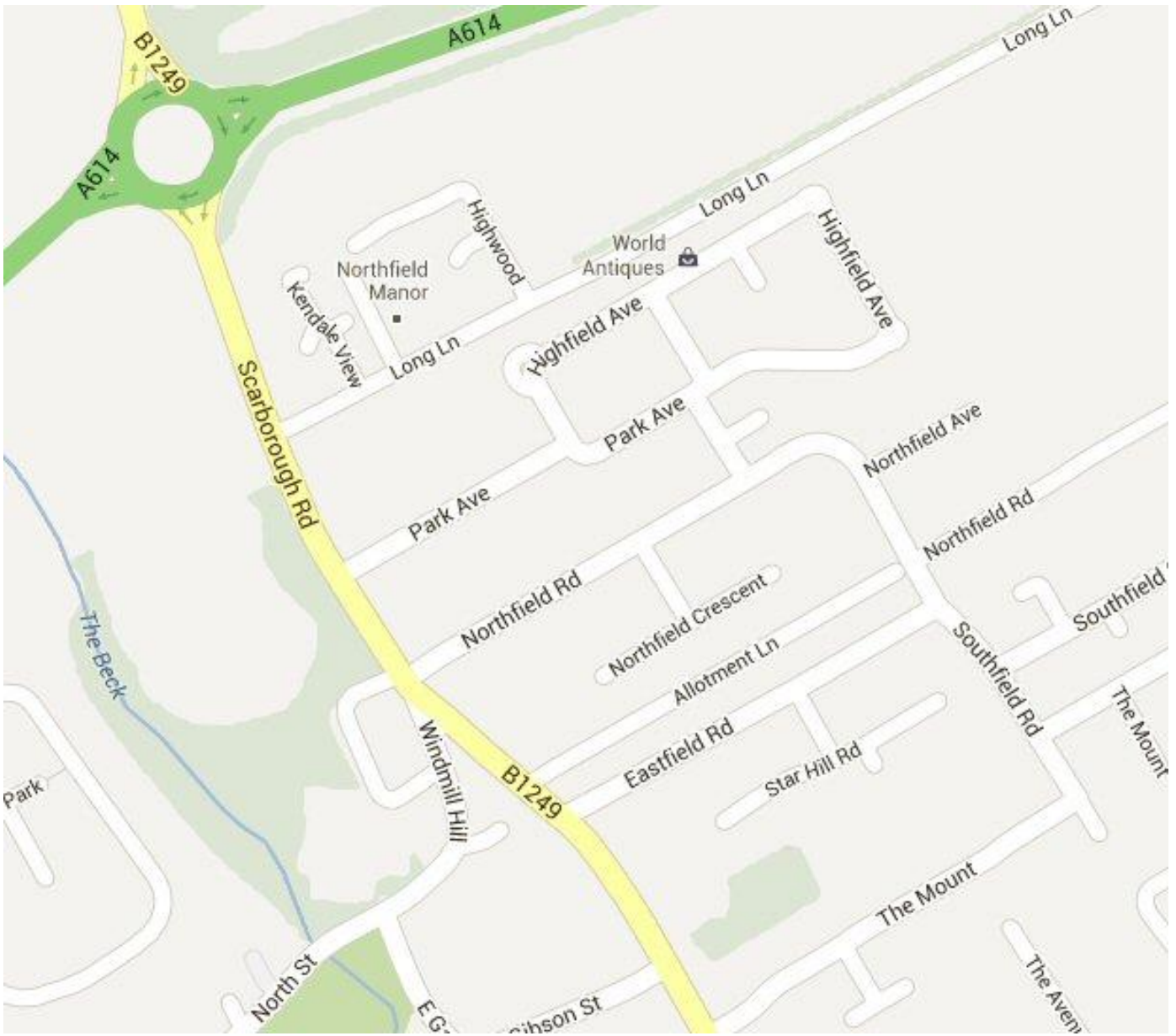
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VIEWING

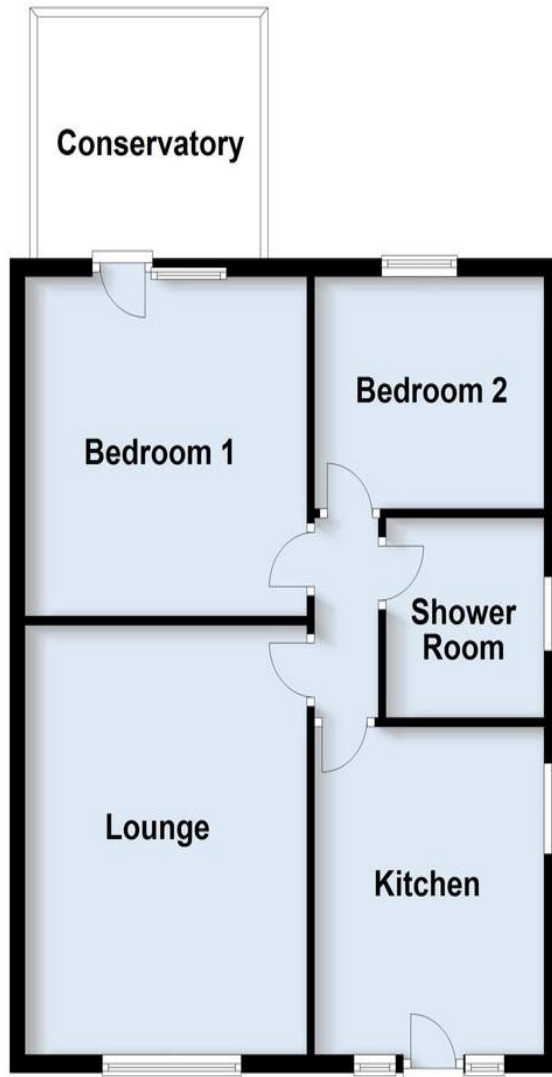
Strictly by appointment (01377) 253456

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 51sq m

Ground Floor



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