



## 3 SYLVAN LEA DRIFFIELD YO25 5FG

- Excellent detached bungalow
- Naylor built. Cul-de-sac
- 3 beds. 14ft Dining Kitchen
- Brick garage. Gas CH
- uPVC DG. South facing garden
- NO FORWARD CHAIN

**£159,000**





## Estate Agents

Market leaders in residential, rural and commercial sales.



## Residential and Commercial Lettings

Specialists in the letting and management of property.



## Chartered Surveyors

Homebuyer Survey and Valuation Reports, general professional work and Dispute Resolutions



## Valuations

Residential, commercial, probate, matrimonial and agricultural valuations.



## Auctions

Auction sales, property, chattels, livestock and machinery.



## Energy Performance Certificates

Accredited Energy Assessors (Dip.DEA) providing Energy Performance Certificates (EPC).



## Planning Consultants

All aspects of Town and Country Planning.



## Agricultural and Environmental Consultants

Providing rural and agricultural business advice.



## Insurance Brokers

Specialising in personal and commercial insurance. Authorised and Regulated by the Financial Conduct Authority.

## **3 SYLVAN LEA DRIFFIELD YO25 5FG**

Offering spacious generously proportioned accommodation, the bungalow stands in easily managed gardens which face south to the rear.

AS A POINT OF REFERENCE the bungalow is situated approximately 100 metres from a pick-up point for the in town bus service.

Renowned for the quality of build, this is an excellent detached bungalow constructed by W E Naylor & Son.



## **ACCOMMODATION**

**Entrance Hall**

**Lounge**





**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**

**Shower Room**

**Separate WC**

**Central Heating**

**Domestic Hot Water**

**Double Glazing**

**Garage**

**Gardens**



**Tenure**

**Council Tax**

**Energy Performance Certificate**

**Vacant Possession**

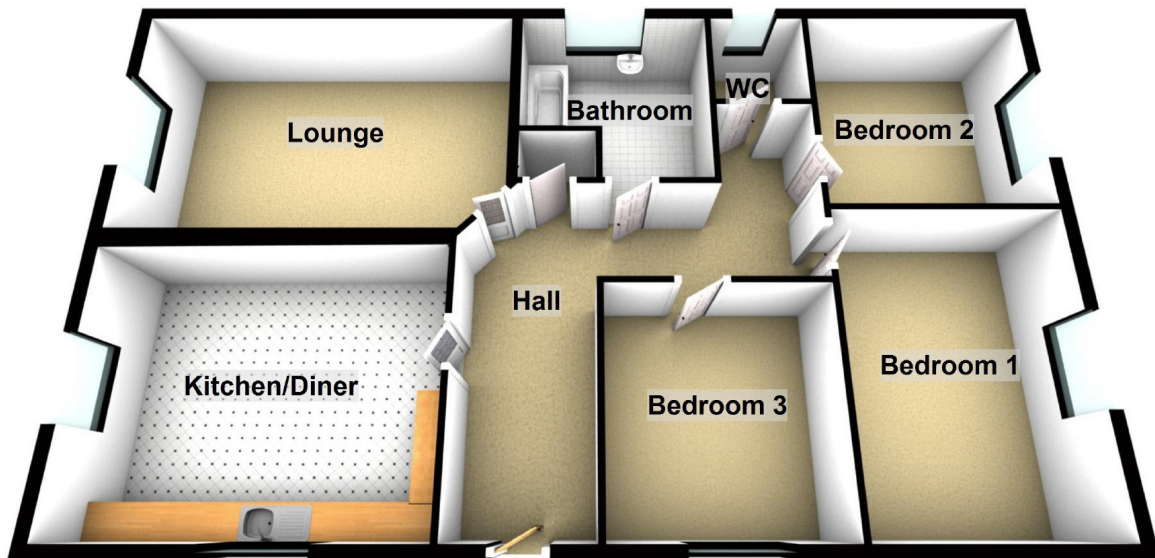
**Services**

**Solicitors**

**Note**

**Viewings**

## Ground Floor

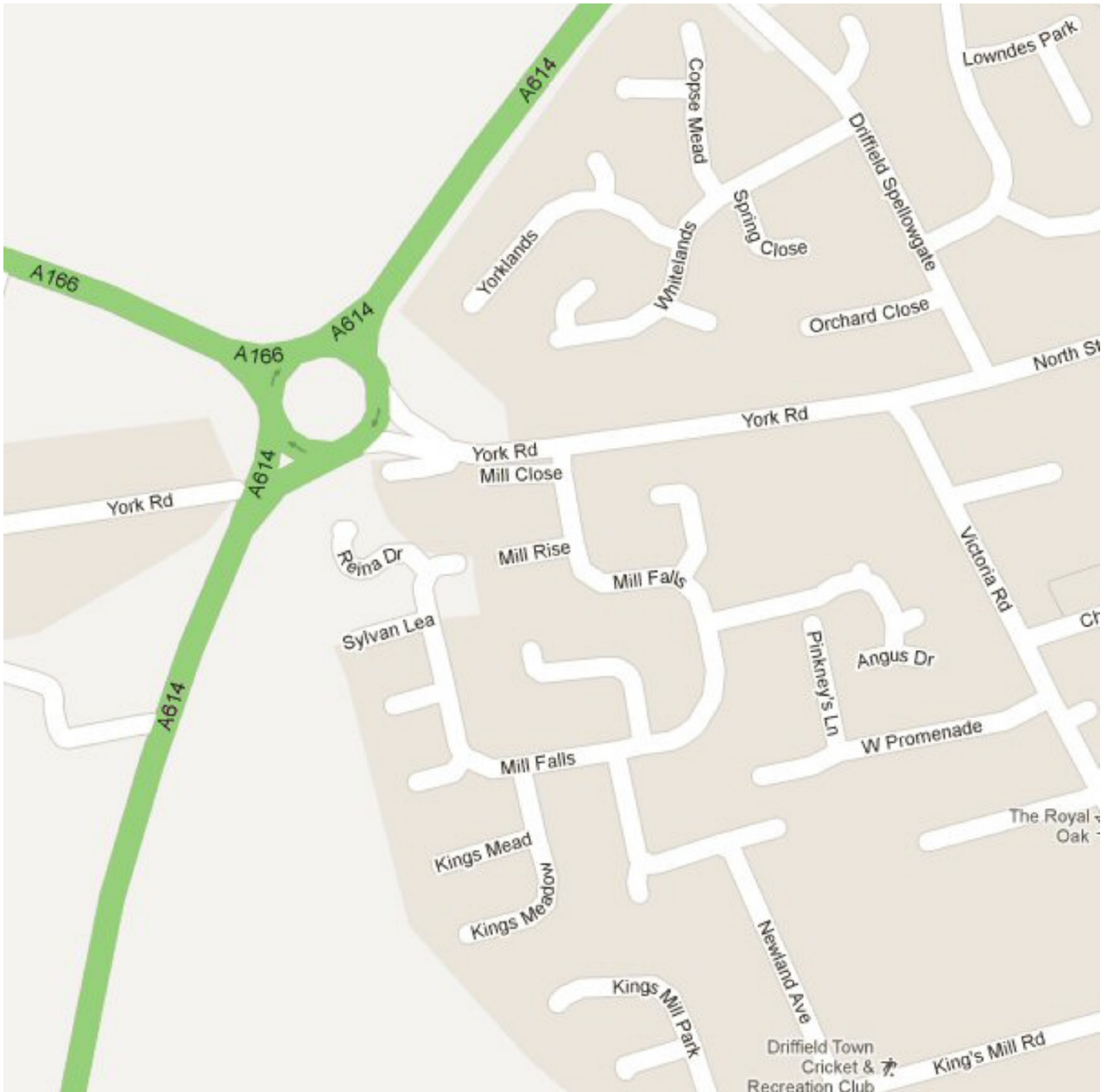


Ulyotts is the trading name of Ulyotts (Driffield) Limited, CRN 07734147



## Description of Settlement

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday and an expanding farmers market on the first Saturday of each month. With active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town.




## Estimated distance in miles to:

School	- 900 metres
Shops	- 950 metres
Doctors Surgery	- 800 metres
Bus Service	- 150 metres
Railway Station	- 0.66 miles



64 Middle Street South, Driffield, YO25 6QG



Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401   
[www.ullyotts.co.uk](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)