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Chartered Surveyors

39 Northfield Road
Driffield
YO25 5ET

Smartly presented bungalow
Well-appointed throughout
Modern boiler

2 Bedrooms
Good-sized rear garden
Side drive and garage

Asking Price Of:
£135,000



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39 Northfield Road

Driffield
YO25 5ET



Located within a convenient walk of the town centre thoroughfare, this is an established semi-detached bungalow which is smartly presented throughout and provides 2 bedroom accommodation.

The property features an attractive lounge with solid fuel stove and timber over mantel, the room being well lit by a large window to the front elevation.

Additional features include modern fitted kitchen and contemporary bathroom with bath and shower plus generously proportioned garden to the rear.

There is off-street parking by way of a side drive which leads to a single garage.

DRIFFIELD

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. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

Side Entrance leading into:

KITCHEN

12' 4" x 8' 9" (3.78m x 2.69m)

Well fitted with a range of modern kitchen units featuring white gloss slab doors and including base and wall mounted cupboards together with worktops to match.

Inset circular stainless steel sink with single drainer and mixer tap plus electric hob and oven.

Space and plumbing for automatic washing machine and dishwasher. Fitted laminate flooring.



LOUNGE

16' 0" x 10' 4" (4.89m x 3.15m)

With feature multi-fuel stove with attractive timber over mantel, fitted laminate flooring, radiator and large window providing a good level of light.



BATHROOM

With contemporary suite comprising panelled bath with shower over, vanity wash hand basin and encased cistern WC. Chrome heated towel rail and ceramic tiled floor.



BEDROOM 1

11' 10" x 9' 7" (3.61m x 2.93m)

Radiator.



BEDROOM 2

9' 6" x 8' 3" (2.91m x 2.53m)

Radiator.



OUTSIDE

The property stands back from the road on a slightly elevated plot with concrete side drive providing vehicular access and in turn leading to a single garage.

To the rear of the property is a generously proportioned expanse of garden.



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 uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

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.

SERVICES

All mains services connected.

NOTES

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.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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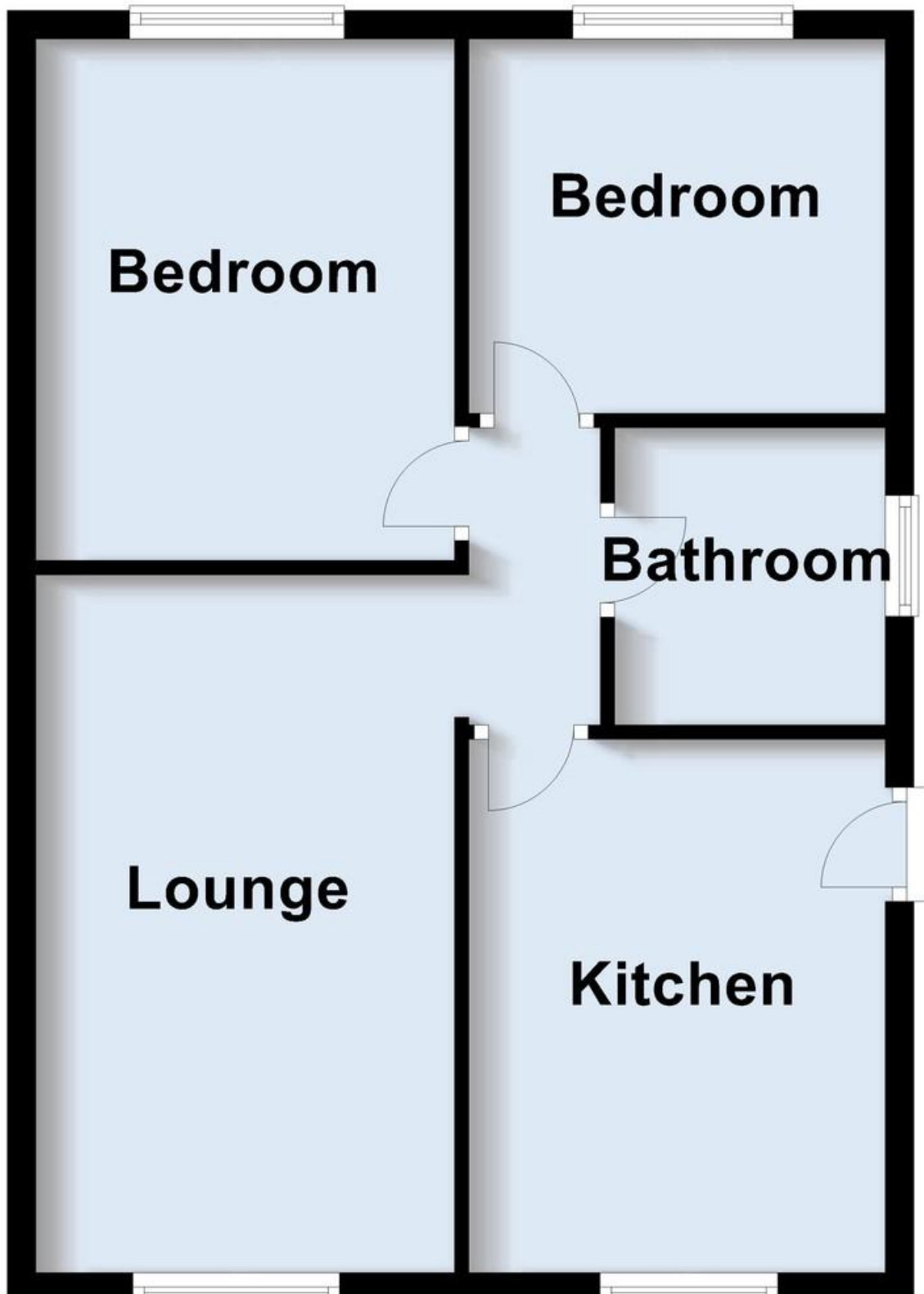
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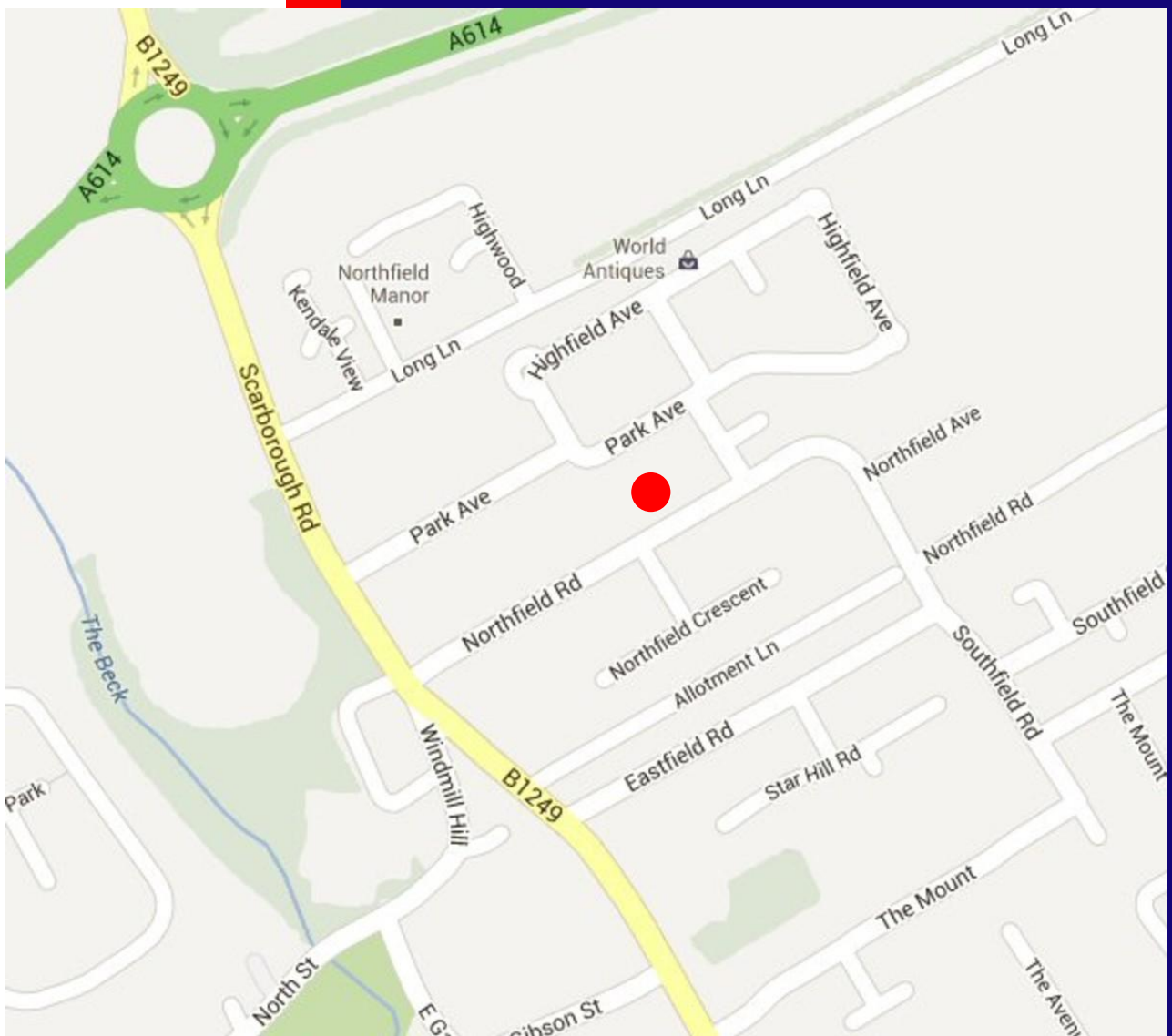
VIEWING

Strictly by appointment (01377) 253456 or
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Ground Floor





■ **Ulllyotts** ■

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