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Chartered Surveyors

**1 Fern Close
Drifffield
YO25 6UR**

Deceptive accommodation

3 Bedrooms

Secluded south facing rear garden

Generous off-street parking

Garage

Choice cul-de-sac

**Asking Price Of:
£250,000**



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PROPERTY PROFESSIONALS SINCE 1891

1 Fern Close

Driffield

YO25 6UR



A delightful modern bungalow, located within a choice cul-de-sac development located just off Bracken Road.

Constructed by Persimmon Homes Ltd, the bungalow offers surprisingly spacious accommodation, beyond its modest façade, including three bedrooms and combined lounge with dining area.

There is an attractively fitted kitchen which includes a range of integrated appliances. To the rear is a private expanse of garden.

The property is further enhanced by a long side drive which provides parking for multiple vehicles plus 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

ENTRANCE HALL

Large built in storage cupboard. Radiator.

Personal door leading into:

LOUNGE

15' 0" x 12' 0" (4.58m x 3.68m)

With feature Adam style fire surround finished in mahogany and having an inset gas living flame fire. Front facing bay window offering views up the cul-de-sac.



Coving to ceiling and being open plan into:

DINING AREA

8' 9" x 8' 9" (2.67m x 02.69m)

Coving to ceiling. Radiator.



INNER HALL

A true hall separating the daytime living space from the remaining part of the accommodation. Radiator.

KITCHEN

9' 5" x 10' 9" (2.89m x 3.28m)

Fitted along three walls with a range of traditionally styled kitchen units finished with panelled doors and including base, drawer, wall and larder style cupboards.

Inset one and a half bowl sink with single drainer, integrated appliances including Indesit gas hob plus matching electric oven. Pull out extractor fan.

Space and plumbing for automatic washing machine and integrated refrigerator.



BATHROOM

With windows to the side elevation and being fitted with panelled bath, pedestal wash basin and low level WC, half tiling to two walls. Radiator.



BEDROOM 1 12' 4" x 10' 2" (3.78m x 3.12m)

A rear facing room with views onto the garden. Radiator.



EN-SUITE With suite comprising low-level WC, pedestal wash basin and shower enclosure featuring plumbed in mains shower. Radiator.



BEDROOM 2 10' 6" x 8' 0" (3.21m x 2.46m)

Built-in wardrobes. Radiator.



BEDROOM 3

7' 7" x 7' 1" (2.32m x 2.17m)

Radiator.



OUTSIDE

The property stands back from the roadside behind a shallow expanse of lawned forecourt garden. A red brick block paved drive provides parking for multiple vehicles and, in turn leads to a single garage with front facing roller door.

To the rear of the property is an enclosed area of predominantly lawned garden with side planted borders and southerly aspect. There is also a timber shed. In addition, there is a useful space to the side of the bungalow for storage of bins or other items.



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.

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 C.

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.

Floor plans are for illustrative purposes only.

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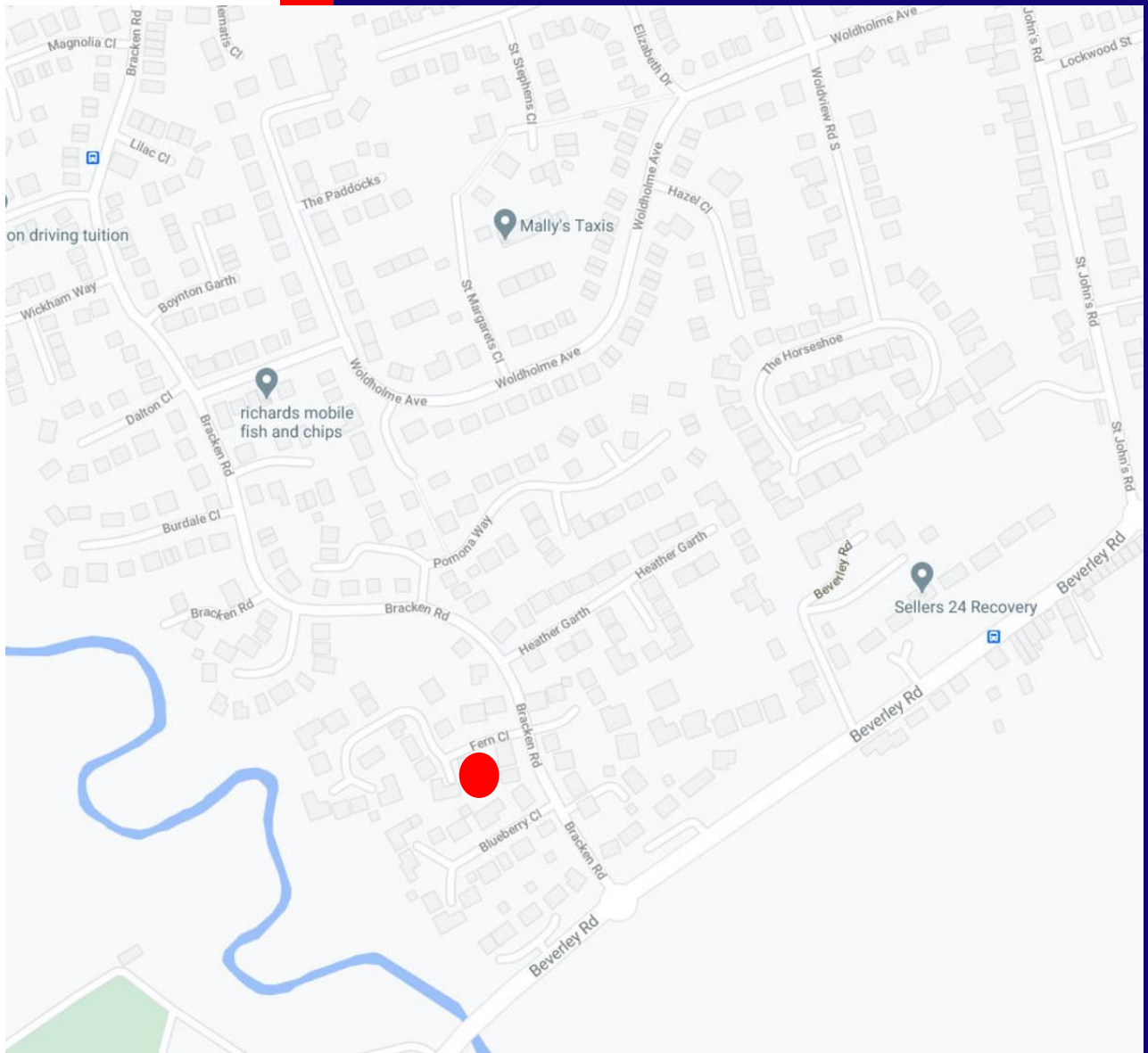
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

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Ground Floor





■ **Ulllyotts** ■

Chartered Surveyors

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