

17 The Horseshoe
Driffield
YO25 6UW

OFFERS INVITED

£260,000

2 Bedroom Detached Bungalow

Ullyotts
EST 1891

01377 253456



2 | 1 | 1 | Double Garage | Gas Central Heating

17 The Horseshoe, Driffield, YO25 6UW

Standing on a good sized plot with generous off-street parking and the rare facility of a **DOUBLE GARAGE**, this is a superb bungalow located in one of Driffield's most sought after residential setting.

The Horseshoe is conveniently situated for access into the town centre and is predominantly a development which comprises detached bungalows.

Number 17 provides two bedroomed accommodation with the added attraction of lounge with dedicated dining area and shower room. Externally, there are open plan gardens to the front with an enclosed area of lower maintenance garden to the rear. There is also a conservatory accessed from the exterior only.

DIRECTIONS

From Driffield Market Place head west along Mill Street turning left at the first junction onto St John's Road. Continue along St John's Road turning right onto Spencers Way and follow the road round to the junction. Continue across the junction onto Wold View Road South and The Horseshoe runs directly off this.

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.


Lounge


Dining Area


Bedroom


Bedroom

Accommodation

ENTRANCE PORCH
With recessed shelving.

ENTRANCE HALL
With further access into all other rooms. Coved ceiling and wall detailing.

LOUNGE
18' 11" x 10' 9" (5.78m x 3.30m)
An attractive front facing room with large windows to two aspects making this a beautifully light room. fireplace with provision for an electric fire, built in shelving, double panelled radiator and being open plan into:

DINING AREA
9' 1" x 6' 9" (2.77m x 2.08m)

BEDROOM 1
13' 1" x 9' 10" (4.00m x 3.01m)
Built in range of wardrobes. Radiator.

BEDROOM 2
13' 0" x 9' 6" (3.98m x 2.92m)
Radiator.

KITCHEN
11' 7" x 8' 7" (3.54m x 2.63m)
Being fitted with range of kitchen units including base and wall cupboards with granite worktops. Inset sink. Built in range of appliances including double electric oven and 4 ring electric induction hob. Integrated refrigerator and plumbing for automatic washing machine.

SHOWER ROOM
With walk in shower, low level wc and pedestal wash basin. Heated towel rail.

OUTSIDE
The property stands on an excellent plot with large frontage onto The Horseshoe. There is a double drive which leads to the garage featuring an electronic up and over door. To the rear of the property is an enclosed expanse of predominantly patio style garden.

CONSERVATORY of uPVC construction with doors opening onto the patio area.

FLOOR AREA
From the Energy Performance Certificate the floor area for the property is stipulated as 71 square metres.


Kitchen


Kitchen


Shower Room


Conservatory

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 C.

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D. 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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*by any local agent offering the same level of service.

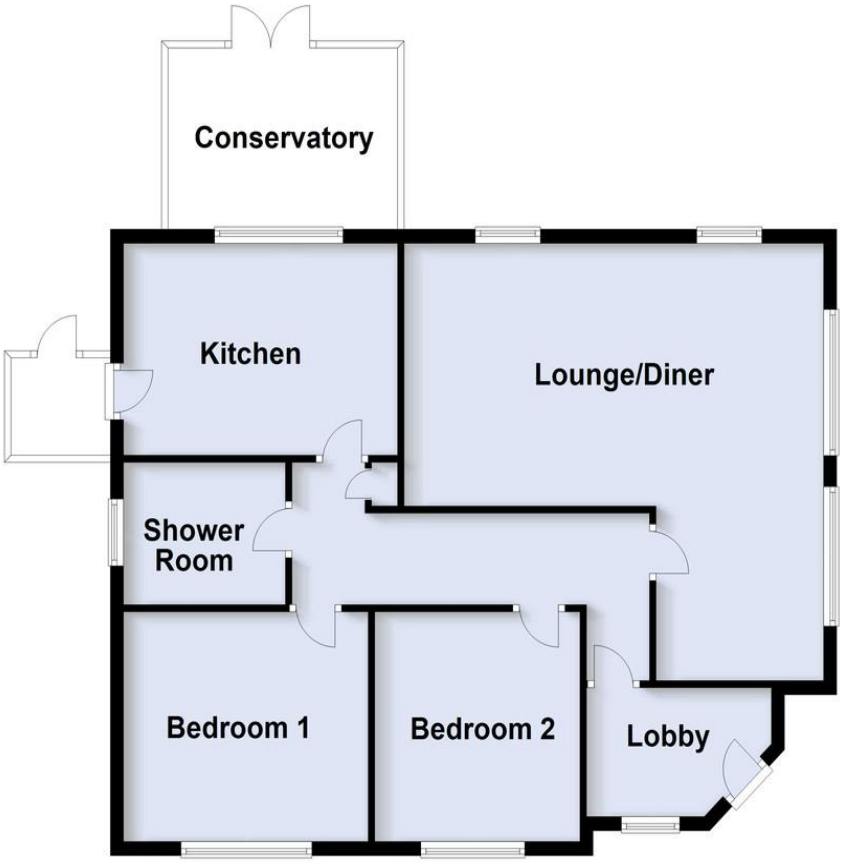
VIEWING
Strictly by appointment with Ullyotts.
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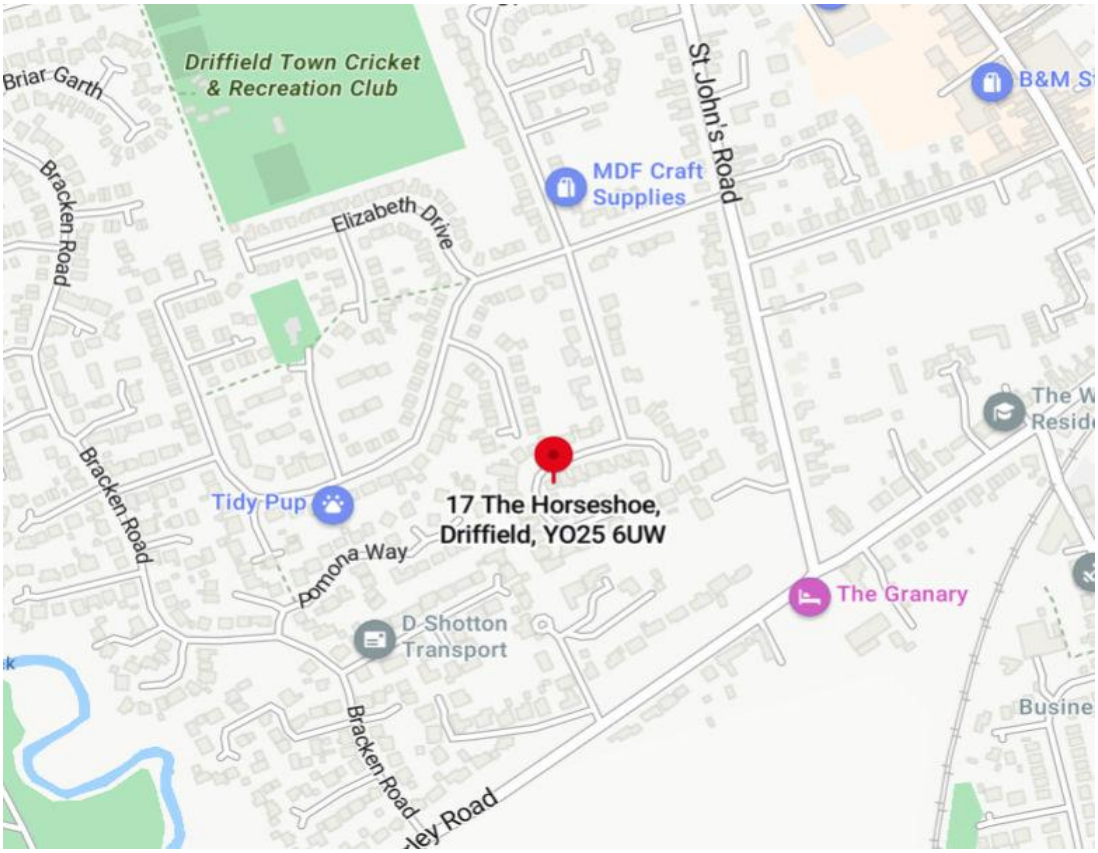




The stated EPC floor area, (which may exclude conservatories),
is approximately 71 sq m

Ground Floor





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Professional Accreditations

Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Ullyotts

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