



■ **Ulllyotts** ■
Chartered Surveyors

16 Kings Mill Park
Drifffield
YO25 6UZ

Desirable location
Large gardens
Solar PV

Excellent off-street parking
Generous accommodation
3 Bedrooms

Asking Price Of:
£265,000



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

16 Kings Mill Park

Driffield

YO25 6UZ



Located within a highly regarded area of Driffield, this is a superb, spacious detached bungalow built by Talishire Limited during the late 1980's. The property stands on a good sized plot with generous gardens, particularly to the rear, and has been well maintained and much improved.

The property would benefit from some upgrading of fixtures and fittings, however, will prove to be a great bungalow in a fabulous location.

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 a 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 and scooter, skateboard and BMX centre.

ACCOMMODATION

FRONT ENTRANCE HALL

CLOAKROOM/WC

With suite comprising low level WC and wash hand basin.

LOUNGE

20' 1" x 12' 6" (6.14m x 3.82m)

With fitted gas fire. Front facing and side windows. Double panelled radiator.

KITCHEN

17' 5" x 11' 1" (5.33m x 3.39m)

Been fitted with the original kitchen in solid pine comprising base, wall and tall units with worktops. Inset sink with base cupboard beneath. Space and plumbing for automatic washing machine and personal door to the side of the house. Radiator.

BEDROOM 1

11' 8" x 9' 0" (3.58m x 2.75m)

Built in wardrobes. Radiator.

BEDROOM 2

12' 11" x 9' 10" (3.96m x 3.0m)

Radiator.

BEDROOM 3

11' 10" x 9' 11" (3.62m x 3.04m)

Radiator.

SHOWER ROOM

With suite comprising low level WC, wash hand basin and shower enclosure.

OUTSIDE

The property stands well back from the road behind a long garden frontage. A side drive provides generous off-street parking and leads to a single detached garage with front facing up and over door and power and lighting connected.

To the rear of the property is a most generous expanse of garden surrounded by hedged boundaries and been predominantly laid to lawn.

CENTRAL HEATING

The property benefits from a 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

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

SOLAR PV

The property benefits from a solar pv system installed which generates electricity during daylight hours. The owner of the property also benefits from payments under the feed in tariff, this will be passed to the new owners upon legal completion.

ENERGY PERFORMANCE CERTIFICATE

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

SERVICES

All mains services connected.

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.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

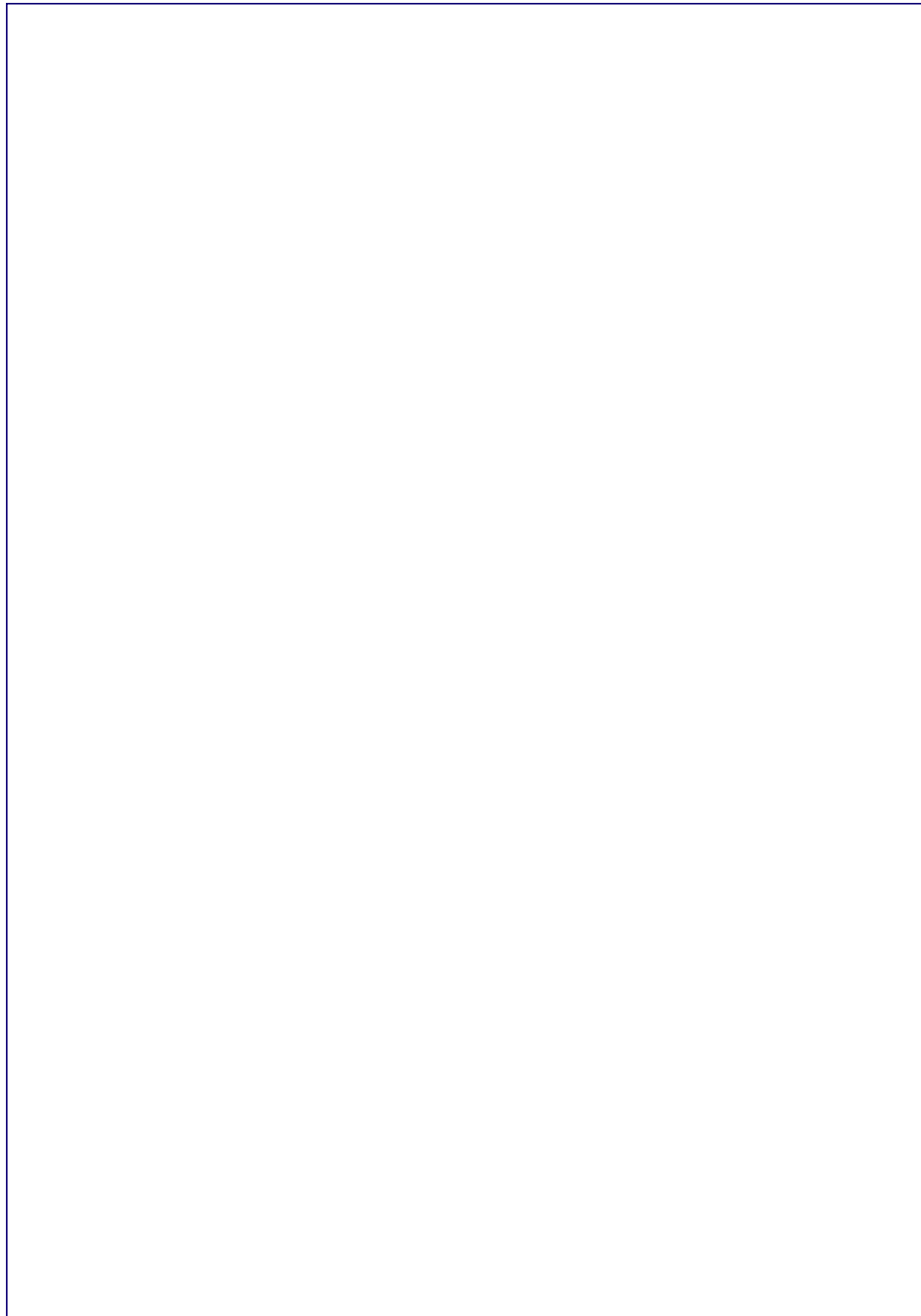
WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

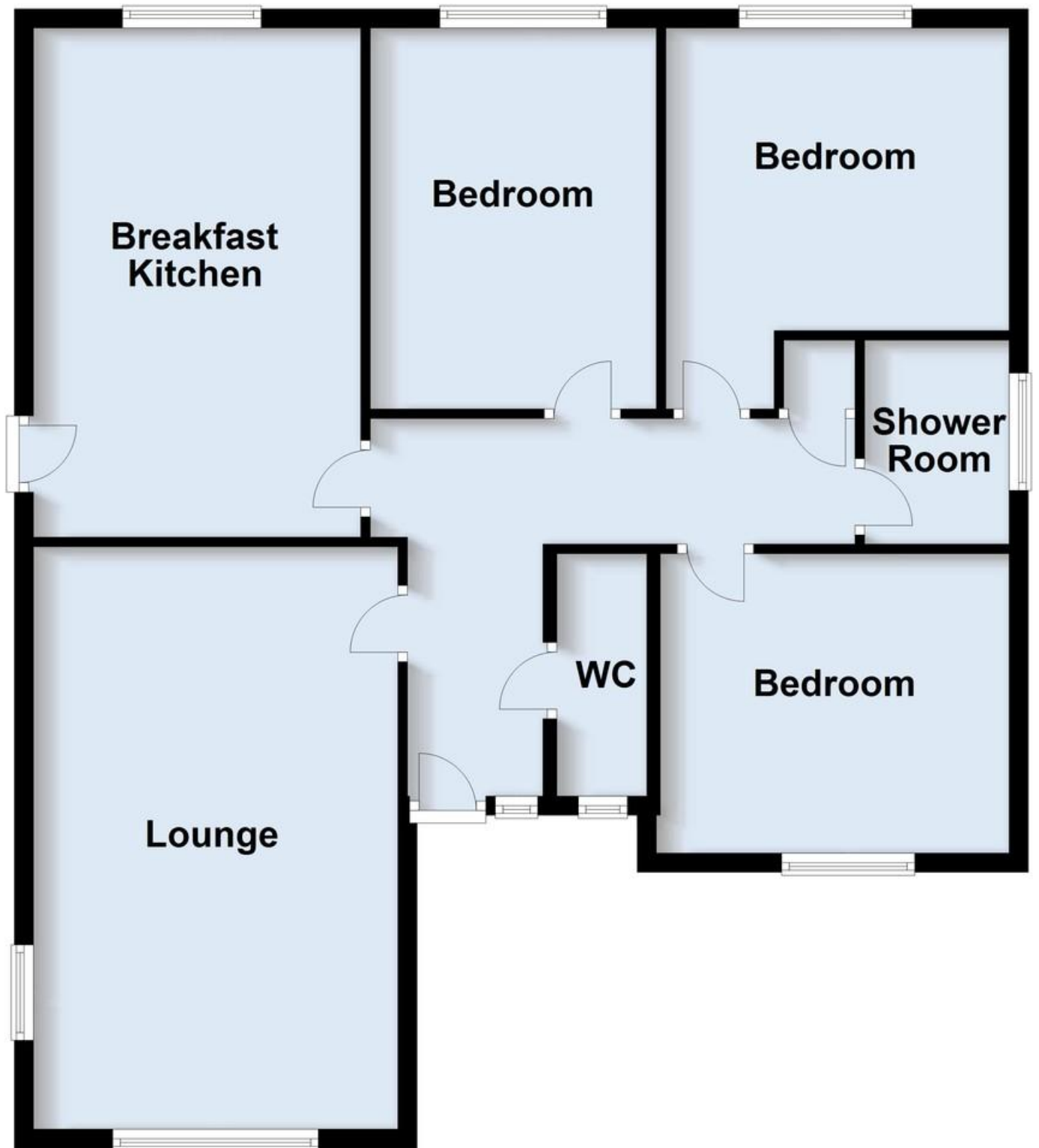
VIEWING

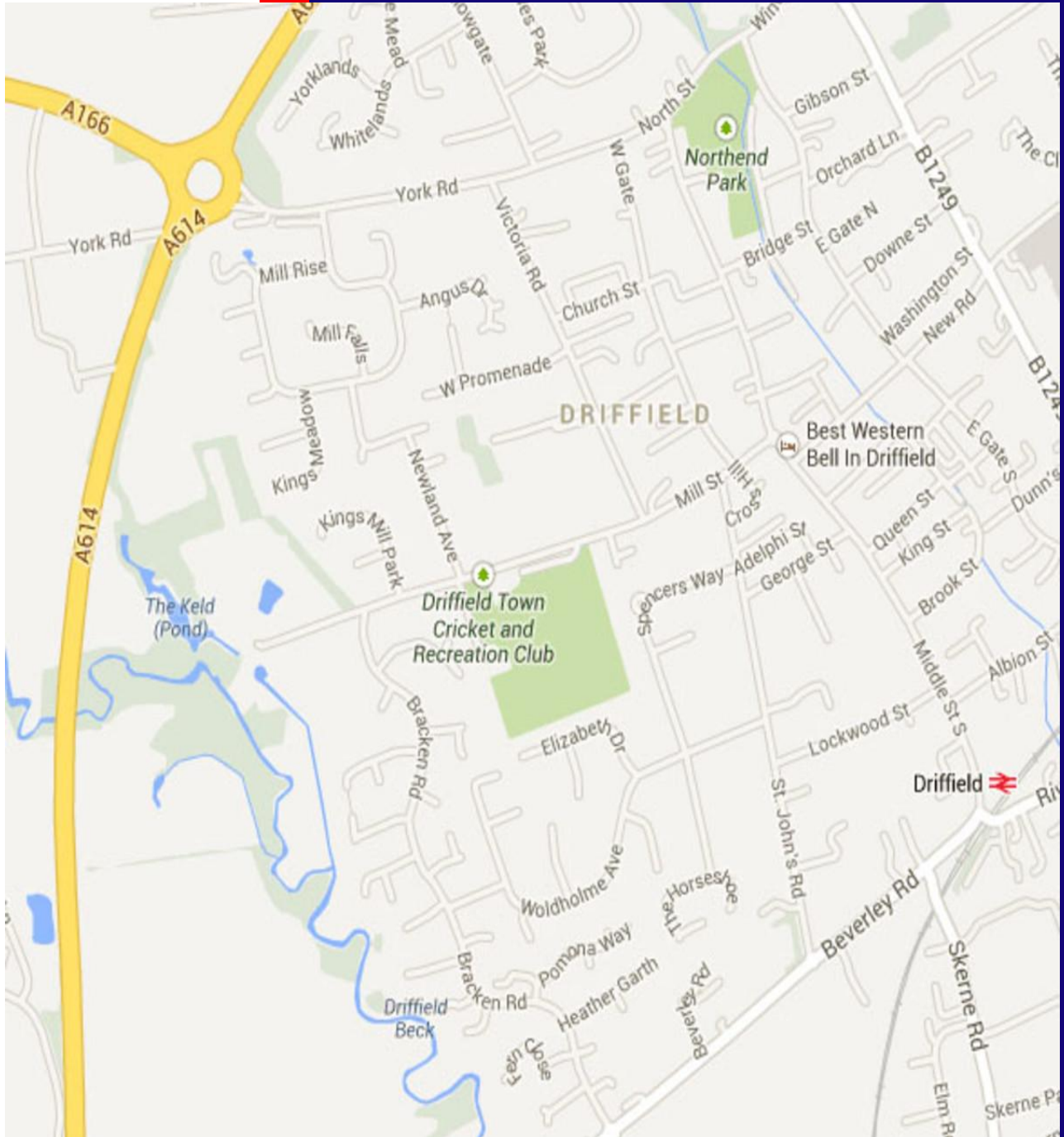
Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS



Ground Floor





■ **Ulllyotts** ■

Chartered Surveyors

01377 253456



64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com