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**1 Lime Close
Drifffield
YO25 6UN**

**Lovely plot
Established cul de sac
Convenient for town**

**2 bedrooms
Side drive and garage
Rarely available**

**Asking Price Of:
£180,000**



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PROPERTY PROFESSIONALS SINCE 1891

1 Lime Close

Driffield

YO25 6UN



A super detached bungalow located within an established cul-de-sac setting. A particular feature of the bungalow is the private, established gardens to the rear and, being within convenient access of Driffield town centre.

The accommodation includes 2 bedrooms together with lounge and fitted kitchen, whilst there is also off-street parking via a side drive leading 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 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

SIDE ENTRANCE

Leading into:

HALL

With built-in storage cupboard housing central heating boiler.

LOUNGE

14' 11" x 10' 1" (4.56m x 3.08m)

With front facing window and electric fire. Radiator.



KITCHEN

12' 5" x 8' 0" (3.81m x 2.45m)

Been fitted with a range of modern kitchen units featuring panelled doors and including base and wall mounted cupboards. Four ring hob with extractor plus electric oven, stainless steel sink with base cupboard beneath and double panelled radiator. Door to rear garden. Built-in cupboards.



BEDROOM 1

10' 8" x 9' 1" (3.26m x 2.79m)

Built-in range of wardrobes. Radiator.



BEDROOM 2

10' 2" x 8' 7" (3.11m x 2.63m)

Radiator.



BATHROOM

With suite comprising pedestal wash hand basin, low level WC and panelled bath. Half-tiled walls.



OUTSIDE

The property stands back from the road behind an open plan front garden. There is vehicular access which leads to a single detached garage. To the rear of the property is an enclosed expanse of mature garden giving a good degree of privacy.



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

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be 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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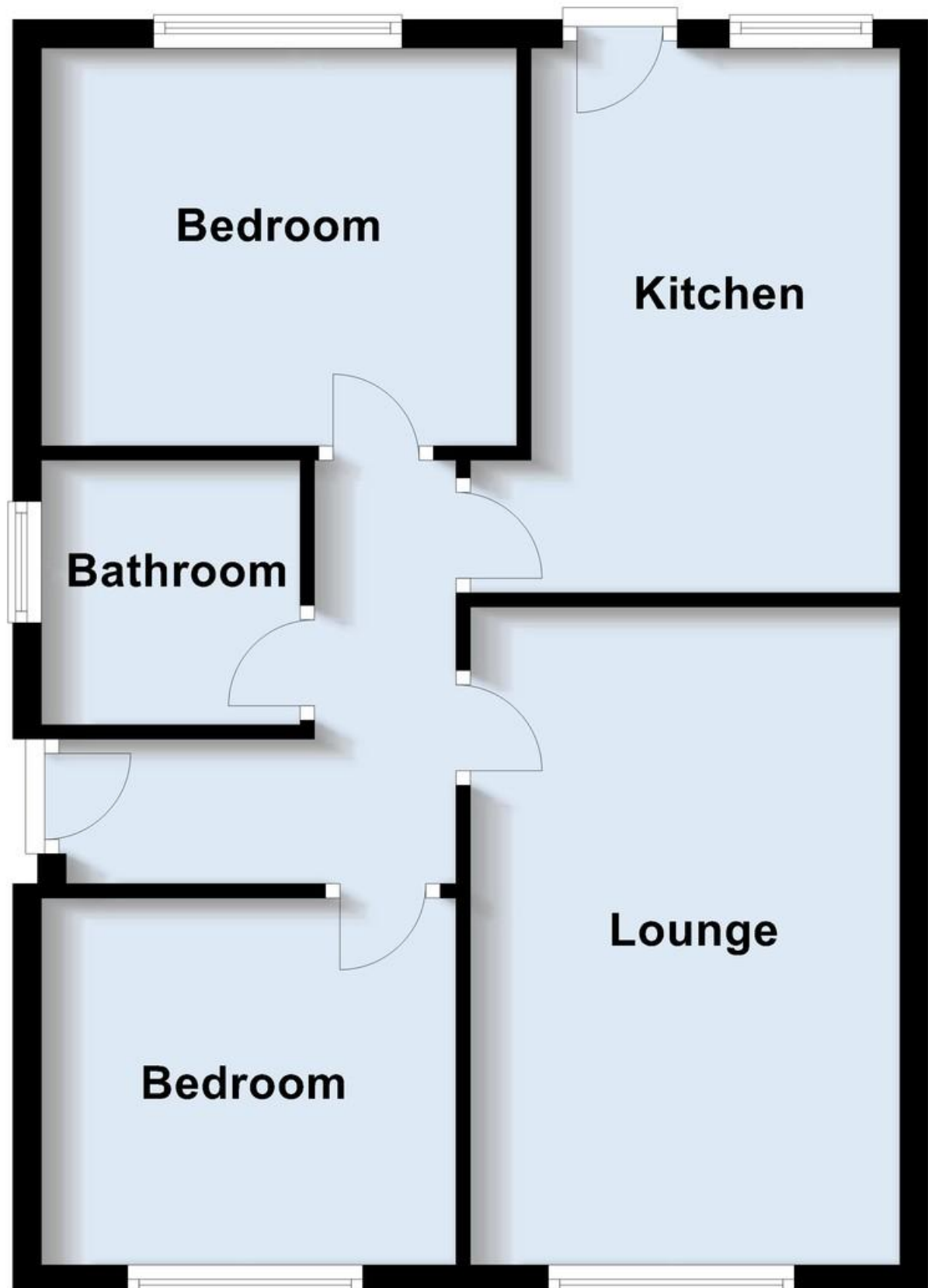
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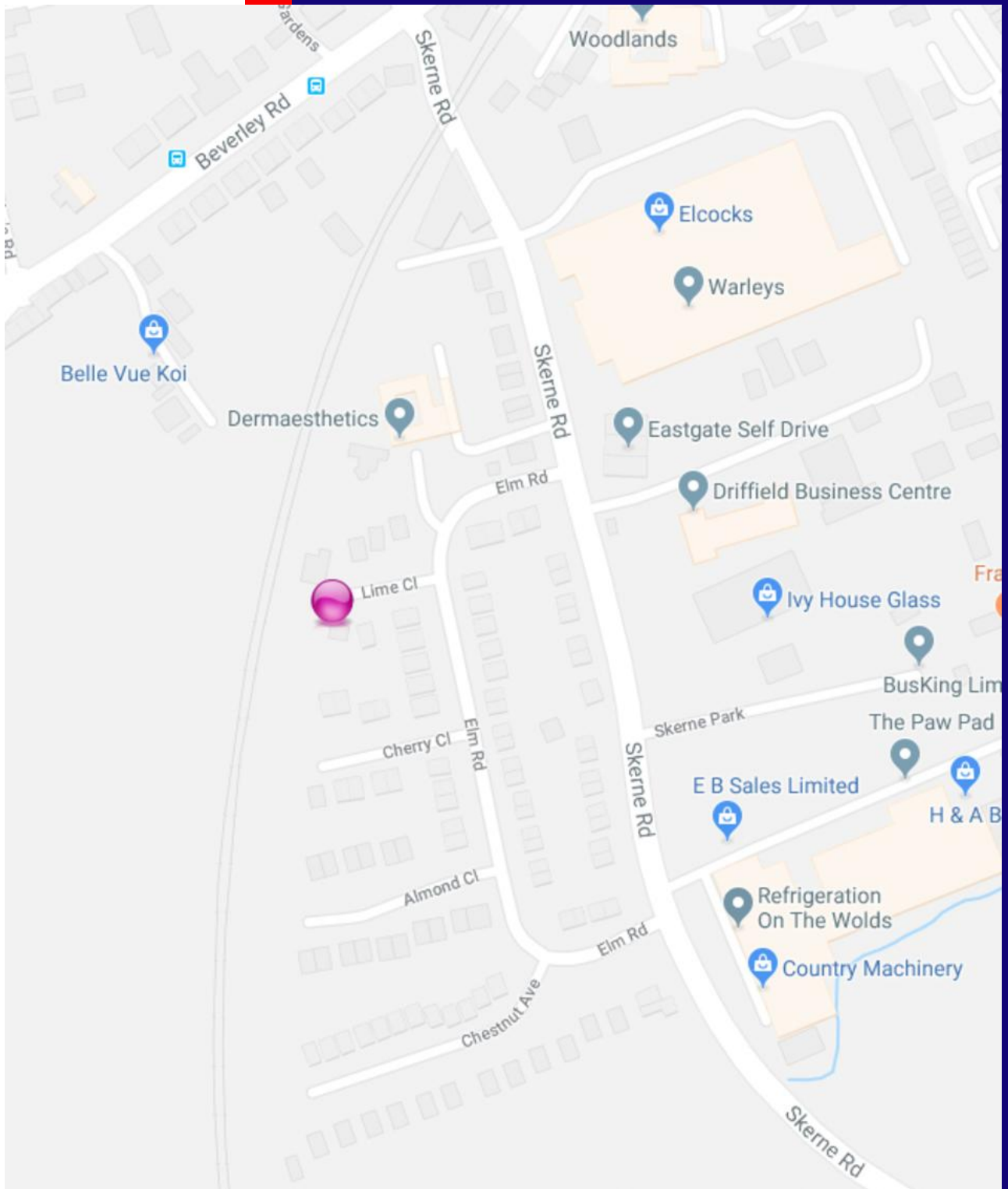
VIEWING

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

Regulated by RICS

Ground Floor





■ **Ulllyotts** ■

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