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**54 Meadow Road
Driffield
YO25 5NL**

Convenient for access to town
Beautifully presented
2 Bedrooms

Front and rear gardens
Side drive and garage
Must be viewed

: £215,000



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54 Meadow Road

Driffield

YO25 5NL



Being conveniently situated for access into Driffield town centre, this is a true bungalow, presented to an outstanding standard throughout, ready for immediate occupancy. The bungalow is located on Meadow Road which is a relatively quiet no-through- road off Wansford Road. Upon internal inspection, viewers will realise the quality of the interior which has been carefully enhanced by the vendors since construction and the accommodation includes delightfully presented lounge, well fitted kitchen, two good size bedrooms and well fitted bathroom. To the rear is an attractive expanse of garden. There is side drive and vehicle access which leads to a single garage.

In summary, this is a bungalow which is simply hard to beat and a viewing is thoroughly recommended.

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.

ENTRANCE HALL

With polished oak floor and attractive interior doors leading off to principal rooms. Built in cloaks/broom cupboard plus built-in airing cupboard housing hot water cylinder.

LOUNGE

20' 10" x 11' 8" (6.35m x 3.56m)

Polished wood Adam style fire surround with marble insert and half plus living flame fire in situ. Coving to ceiling.



KITCHEN

11' 8" x 9' 4" (3.56m x 2.84m)

Being well fitted with a modern range of kitchen units featuring base and wall mounted cupboards together with a range of integrated appliances including electric oven, electric hob with extractor over, fridge and freezer. Space and plumbing for automatic washing machine. Inset sink with single drainer, attractive pelmet lighting, ceramic tiled floor.



BEDROOM 1

12' 4" x 10' (3.76m x 3.05m)

Two double fitted wardrobes along with internal lighting. Additional bedside furniture.



BEDROOM 2

13' 8" x 8' 9" (4.17m x 2.67m)

Presently used as a dining room and featuring polished oak floor plus double glazed French doors onto the garden.



BATHROOM

With modern suite in white having chrome fittings comprising panelled bath with mixer taps and shower head, pedestal wash basin and low level WC. Fully tiled around the bath. Half tiled to remaining walls, electric shaver point and vinyl floor.



OUTSIDE

The property is set back from the road behind its own front garden which is well maintained. There is vehicle access which provides offstreet parking and leads to a single brick built garage. To the rear of the property is an enclosed expanse of garden which is well maintained and mainly laid to lawn.



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.

VIEWING

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

Regulated by RICS

SERVICES

All mains services are available at the property.

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) 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.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

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NOTE

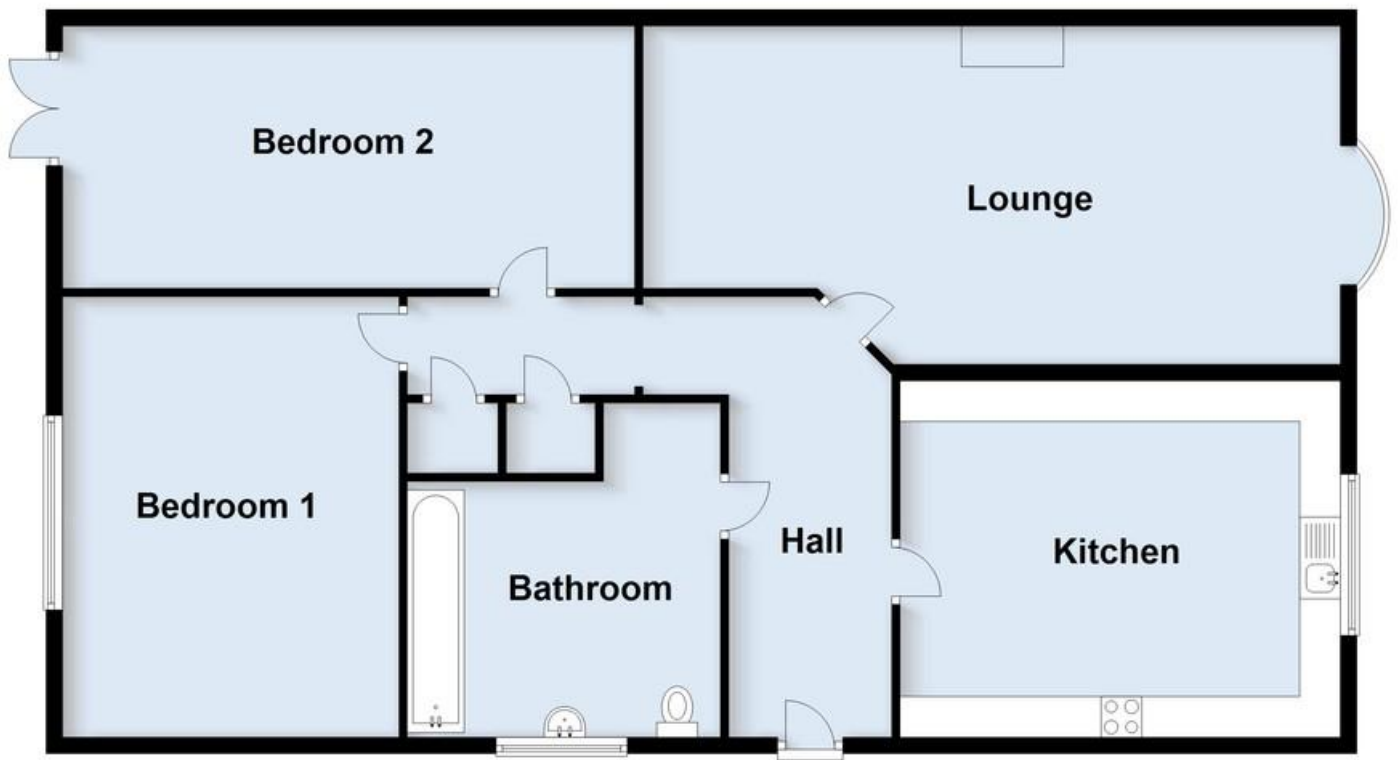
Heating systems and other services have not been checked.

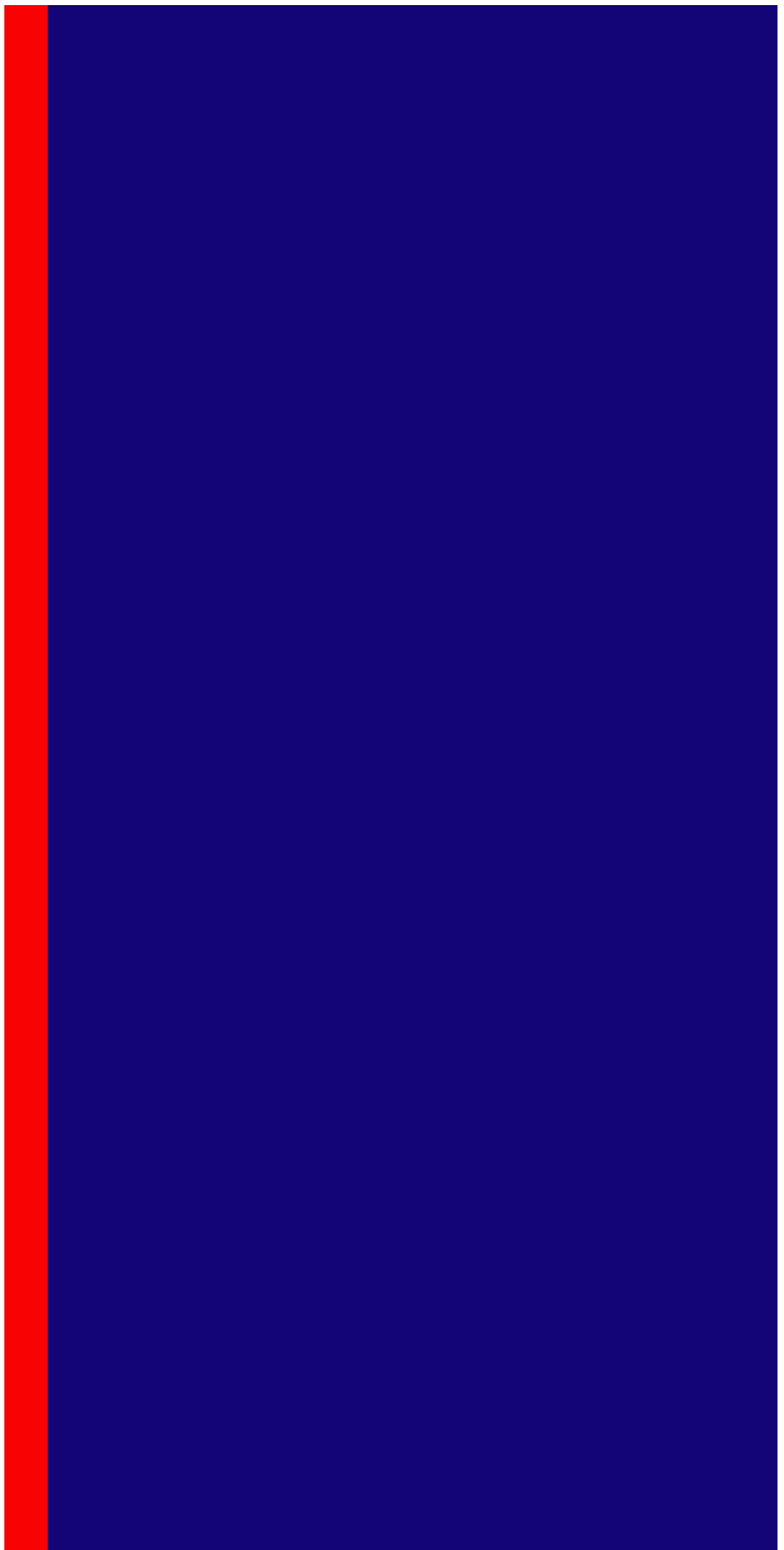
All measurements are provided for guidance only.

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.

Ground Floor





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