



75 The Mount
Driffield

YO25 5JQ

ASKING PRICE OF

£180,000

2 Bedroom Semi-Detached Bungalow

Est. 1891
Ullyotts
Estate Agents

01377 253456



Garden



2



1



1



Garage & Off
Road Parking



Gas Central Heating

75 The Mount, Driffield, YO25 5JQ

A generously proportioned semi-detached bungalow located within the ever-popular residential area of "The Mount".

Bungalows of this nature are very popular by virtue of their size, being substantially more spacious than their modern counterparts. **This property has the rare added attraction of a large rear garden, which has a sunny westerly aspect.**

The property has been improved to include a rear facing conservatory which is a perfect vantage point from which to enjoy the generously proportioned gardens.

There is off-street parking by way of a side drive and this leads to a single garage. The bungalow provides gas central heating as well as double glazing throughout, and has been FULLY RE-DECORATED immediately prior to its sale.

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, Iceland, Boyes, Peacocks, 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.



Kitchen



Lounge



Conservatory



Bedroom 1

Accommodation

ENTRANCE HALL

9' 9" x 3' 3" (2.99m x 1.01m)

With loft access and fitted laminate flooring. Radiator.

LOUNGE

13' 9" x 11' 9" (4.21m x 3.60m)

With front facing window and feature fire surround with gas living flame fire in situ. Coved ceiling. Double panelled radiator.

KITCHEN

9' 2" x 8' 9" (2.80m x 2.69m)

Fitted with a modern range of kitchen units featuring Shaker-style doors with chrome handles, inset sink with single drainer and base cupboard beneath, stainless steel electric oven and four ring gas hob with extractor canopy over. Wall hung boiler and space and plumbing for automatic washing machine.

BEDROOM 1

11' 10" x 10' 10" (3.63m x 3.32m)

With rear facing window, coved ceiling and radiator.

BEDROOM 2

10' 3" x 8' 2" (3.14m x 2.51m)

With front facing window, coved ceiling and radiator.

CONSERVATORY

10' 4" x 9' 4" (3.16m x 2.85m)

With views across the garden and fitted laminate flooring. French doors to the side. Radiator.

BATHROOM

5' 9" X 5' 5" (1.78m x 1.65m)

With fitted suite comprising panelled bath having a shower over, pedestal wash hand basin and low level WC. Half tiled walls with full tiling around the shower. Radiator.

OUTSIDE

The property stands back from the road behind an expanse of front garden which is predominantly lawned. There is a gated access leading to a concrete drive which provides off-street parking. A side drive gives access to a single sectional garage. To the rear of the property is an enclosed area of garden, this being relatively extensive and predominantly laid to lawn. There is a greenhouse and patio area immediately adjacent to the bungalow.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom 2



Bathroom



Garden



Garden

DOUBLE GLAZING

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating 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



Rear Elevation

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.

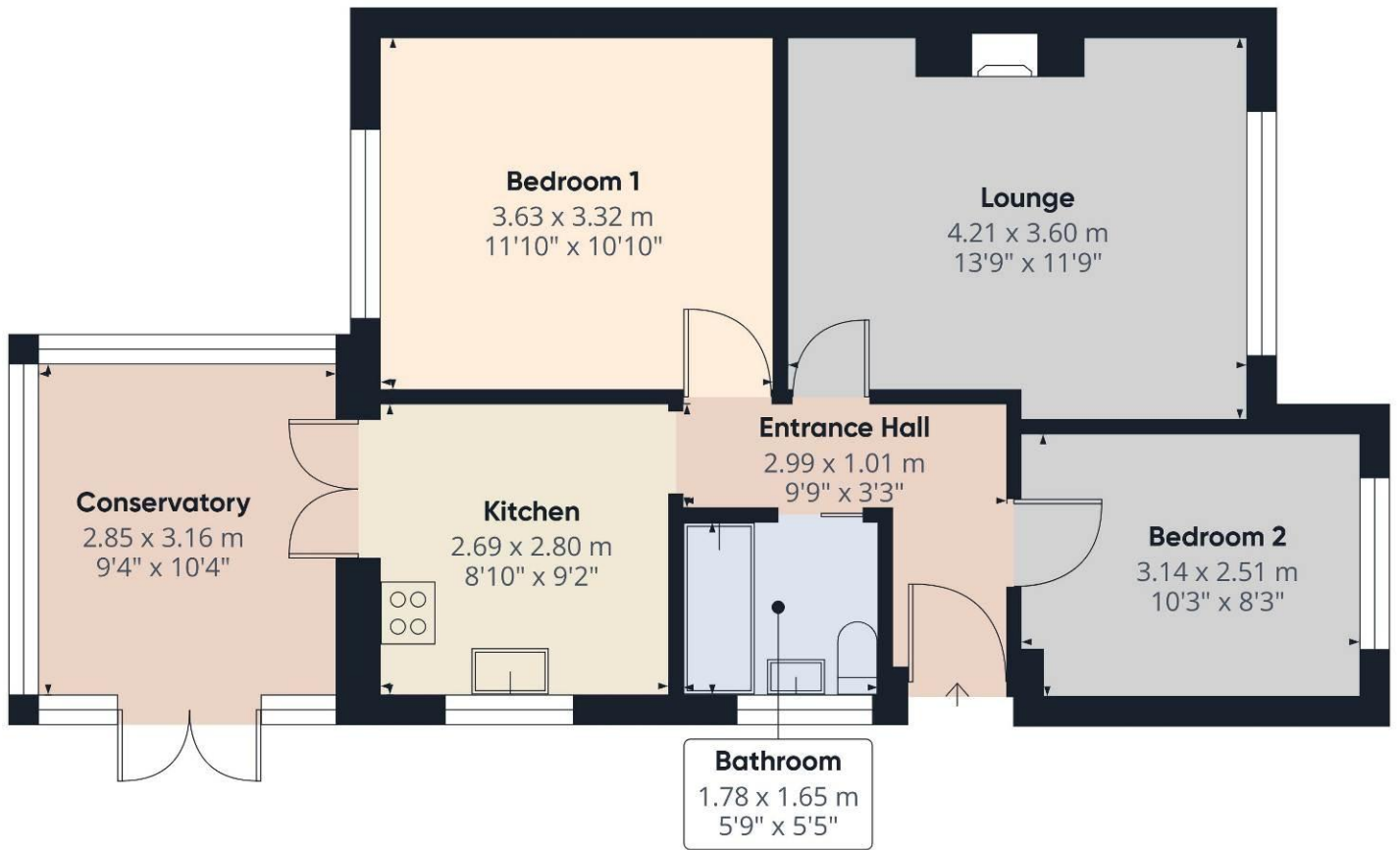
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 60 sq m (643 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

vgate Farm

Water Forions

75 The Mount

Education Facility

Hospital

Sports/Leisure Centre

Fire Station

Education Facility

Police Station

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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