

98 Bracken Road
Driffield
YO25 6UP

ASKING PRICE OF

£185,000

2 Bedroom Semi-Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01377 253456



Rear Elevation

2 2 1 Road Parking Gas Central Heating

98 Bracken Road, Driffield, YO25 6UP

A semi-detached bungalow which has been lovingly maintained by the previous occupant and now provides an excellent opportunity for the new owner to enjoy.

The interior has been customised and now includes a dedicated additional reception room, currently used as a study but could easily be utilised for a variety of uses. This is in addition to the lounge.

There are two rear facing bedrooms plus modern bathroom and kitchen. There are front and rear gardens and a detached single garage.

The property is on the local bus route into Driffield Town Centre and also is within level walking distance of the town centre.

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



Lounge



Study/Second Reception Area

Accommodation

SIDE ENTRANCE
Into:

KITCHEN
9' 8" x 8' 1" (2.97m x 2.47m)
Fitted along three walls with a modern range of kitchen units finished with sleek handle less gloss white doors and a wood block effect worktop. Integrated appliances include an electric oven plus four ring gas hob with stainless steel back and extractor fan over. Inset stainless steel sink with single drainer and mixer tap. Space and plumbing for automatic washing machine. Radiator.

Door leading into:

LOUNGE
19' 6" x 9' 7" (5.96m x 2.93m)
With front facing window and feature fire surround housing a gas living flame fire. Coved ceiling. Wood effect laminate flooring. Radiator.

Door leading into:

STUDY/SECOND RECEPTION AREA
8' 0" x 6' 4" (2.45m x 1.95m)
With two front facing windows, fitted dado rail with mock panelling to the lower part of the wall. Coved ceiling. Radiator.

BEDROOM 1
11' 5" x 8' 9" (3.50m x 2.68m)
With fitted range of bedroom furniture including wardrobes, overhead cupboards and bedside tables. Rear facing window. Radiator.

BEDROOM 2
8' 11" x 8' 6" (2.73m x 2.60m)
With rear facing window. Coved ceiling. Radiator.

SHOWER ROOM
7' 10" x 5' 4" (2.40m x 1.65m)
With walk-in shower having a mixer shower in situ, vanity style wash hand basin and vanity style WC. Chrome heated towel radiator, fully tiled walls and tile effect flooring.

OUTSIDE
The property stands back from the road behind its own front forecourt garden, this being predominantly lawned but with a front border.

There is a side drive which leads to a detached brick built garage, whilst to the rear is an area of garden and patio, the



Bedroom 1



Bedroom 2



Shower Room



Garden

garden being predominantly lawned whilst also having a planted bed. The garden is mainly enclosed by a timber fence.

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

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 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.

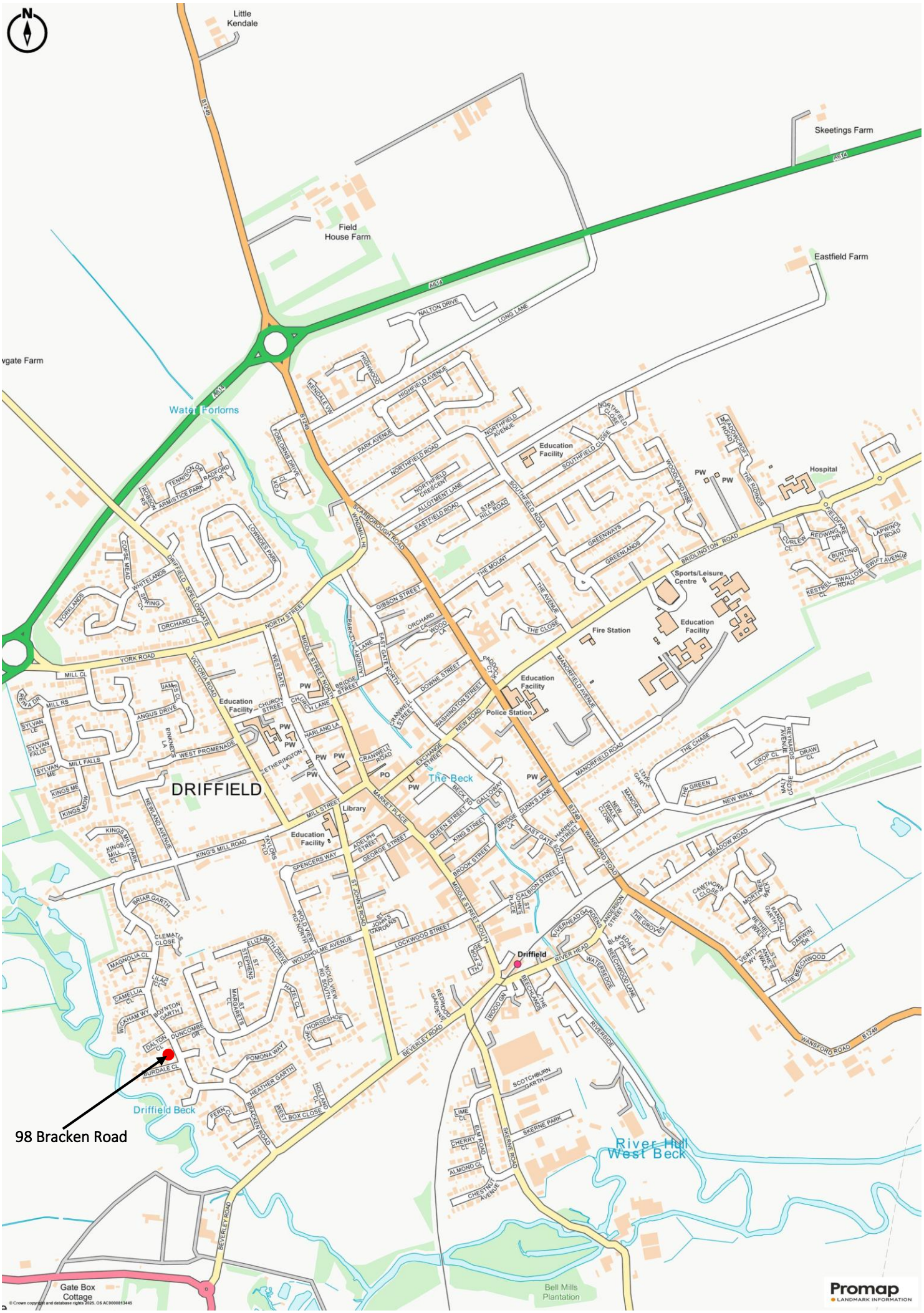
Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 52 sq m (561 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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