



10 Kings Mead
Driffield

YO25 5FD

ASKING PRICE OF

£280,000

2 Bedroom Detached Bungalow



Garden



2



2



1



Garage & Off
Road Parking



Gas Central Heating

10 Kings Mead, Driffield, YO25 5FD

An established detached bungalow located in one of the immediate areas most sought after cul-de-sacs offering a secluded setting with very little in the way of passing traffic. The bungalow itself is beautifully appointed and offers a good range of accommodation that has been extended to the rear, enhancing the kitchen and also providing a dining space, or the ability to make an informal reception area supplementing the kitchen itself. The lounge is particularly spacious whilst there are also two other bedrooms.

A particular feature of the bungalow is the shower room which has a totally separate WC.

Externally, the property is located on a semi-wedge-shaped plot and, as such, the gardens are wider at the back than at the front but do offer a good degree of seclusion.

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



Kitchen/Dining Area



Lounge



Bedroom 1

Accommodation

REAR DOOR

Directly into:

KITCHEN

11' 1" x 8' 6" (3.38m x 2.61m)

Fitted with a modern range of kitchen units including base cupboards with drawers and wall mounted cupboards to match finished in a light maple with a brushed chrome handle and coordinating worktops.

Electric oven and grill plus four ring gas hob with extractor over. Inset sink with single drainer and mixer tap, space and plumbing for automatic washing machine, space and provision for a refrigerator, space and point for a dryer.

Open plan into:

KITCHEN/DINING AREA

11' 6" x 10' 9" (3.53m x 3.29m)

With a good built-in range of cupboards supplementing the kitchen. Radiator.

LOUNGE

18' 1" x 12' 11" (5.52m x 3.95m)

With rear facing window. Traditional fire surround with gas fire in situ. Radiator.

BEDROOM 1

12' 11" x 12' 7" (3.96m x 3.84m)

With front facing window. Radiator.

BEDROOM 2

11' 5" x 10' 0" (3.48m x 3.05m)

With front facing patio door. Radiator.

WET ROOM

6' 5" x 6' 3" (1.96m x 1.92m)

A dedicated wet room with curtained shower area, vanity wash hand basin. Radiator.

SEPARATE WC

4' 7" x 3' 5" (1.40m x 1.05m)

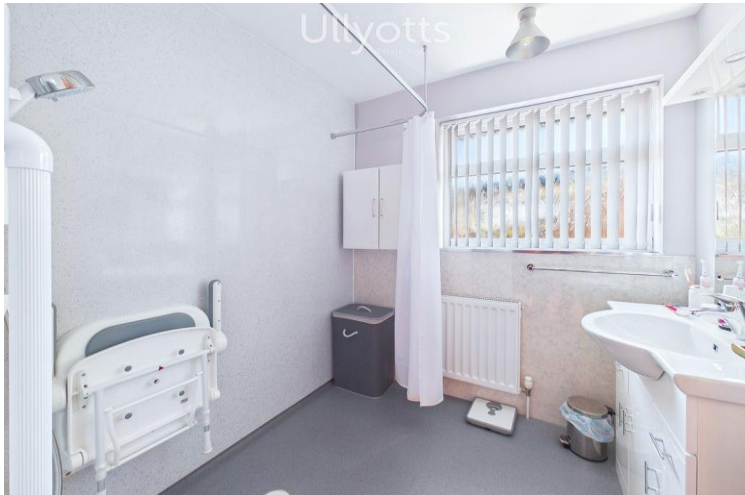
With low level WC and wash hand basin.



Bedroom 1



Bedroom 2



Wet Room



Garden

OUTSIDE

The property stands back from the road behind a predominantly lawned front garden with walled boundary. There is a concrete drive which leads to a detached single garage with roller style door. To the rear of the property is an enclosed area of secluded garden, this comprises a paved patio area, gravelled bed with planted areas and side planted borders. There is a large timber shed and space down the right hand side of the bungalow for storage.

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 C.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

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.

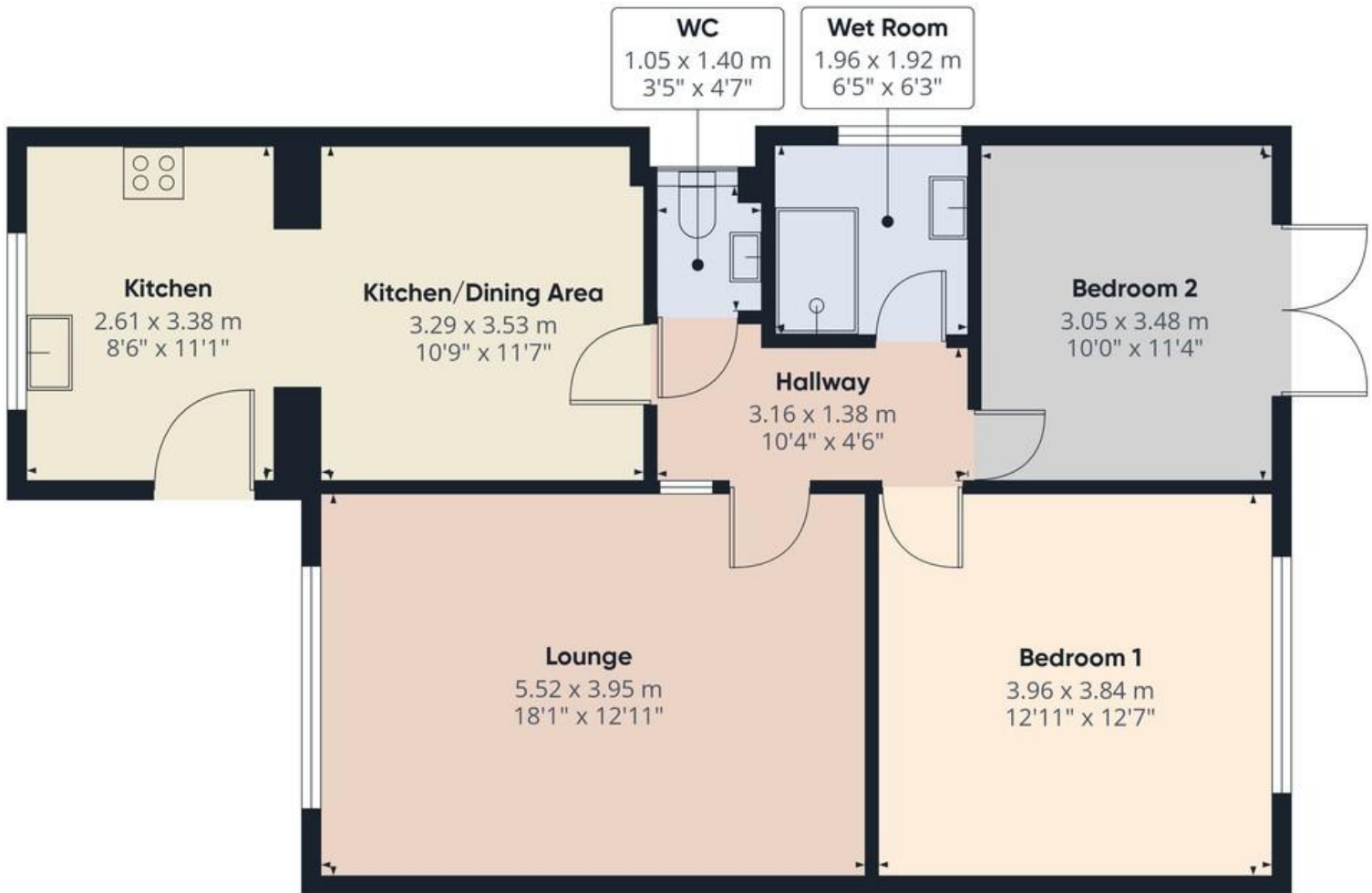
VIEWING

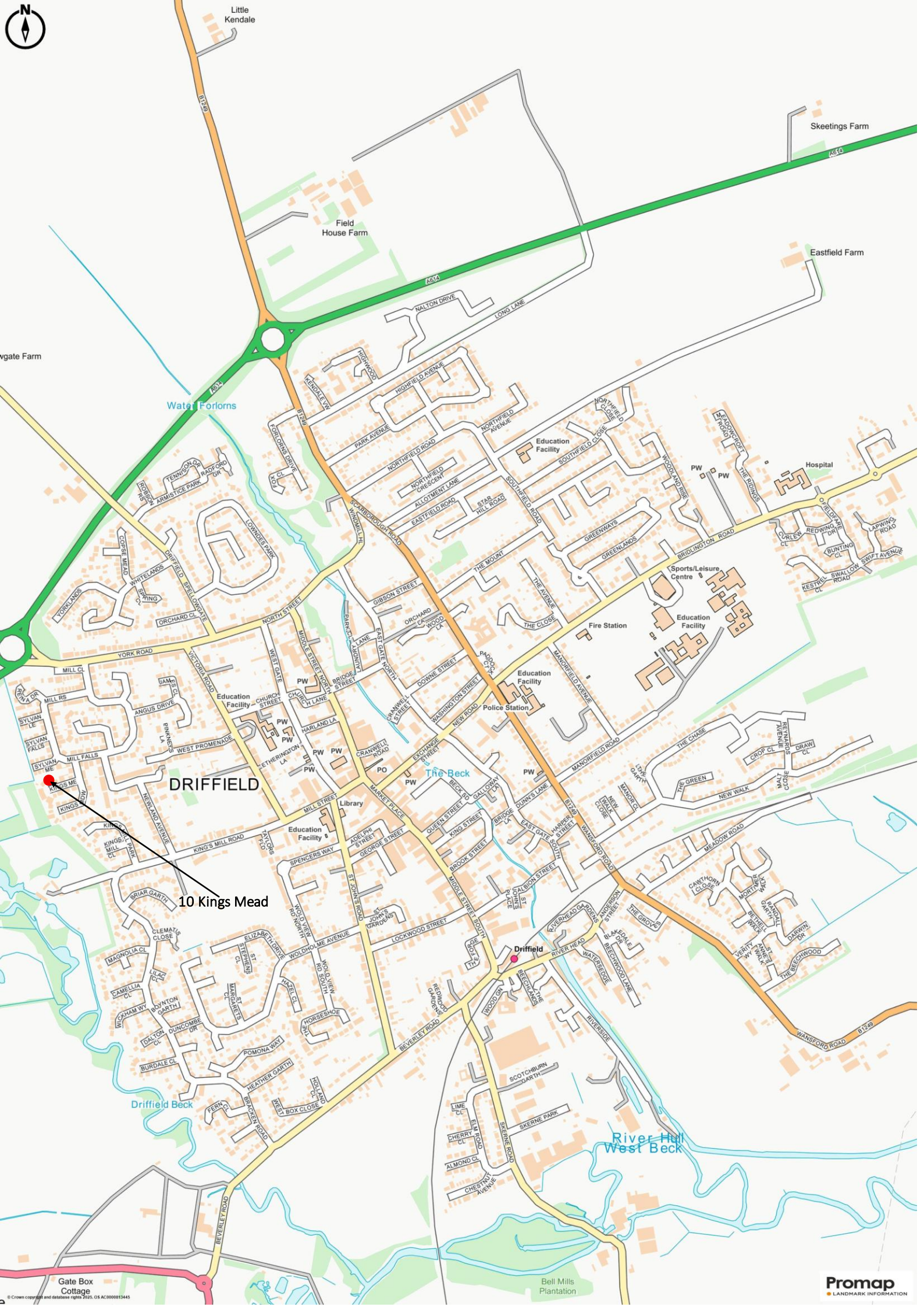
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 78 sq m (842 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Forlons

Hospital

DRIFFIELD

The Beck

10 Kings Mead

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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