



16 Angus Drive  
Driffield

YO25 5BQ

ASKING PRICE OF

**£199,500**

**2 Bedroom Detached Bungalow**



Rear Elevation



2



1



1



Single Garage



Gas Central Heating

## 16 Angus Drive, Driffield, YO25 5BQ

A competitively priced detached bungalow set within a cul-de-sac of similar property styles. Angus Drive is popular given its convenient access into Driffield Town Centre. This property represents excellent value for money with accommodation that includes two bedrooms alongside a fitted kitchen, lounge and shower room.

Externally, there is off-street parking and a single garage.

### 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.



Lounge



Lounge



Bedroom 2



Bedroom 1

## Accommodation

### ENTRANCE HALL

Built-in storage cupboard. Access to loft. Coved ceiling. Radiator.

### LOUNGE

20' 4" x 11' 0" (6.21m x 3.36m)

A through lounge with windows to the front and rear elevations. Feature fireplace with provision for a gas fire. Coved ceiling. Two radiators.

### BEDROOM 2

9' 6" x 6' 11" (2.90m x 2.12m)

With rear facing window and coved ceiling. Radiator.

### BEDROOM 1

10' 10" x 9' 6" (3.32m x 2.92m)

With rear facing window and coved ceiling. Radiator.

### KITCHEN

10' 2" x 7' 10" (3.12m x 2.39m)

With side door and being fitted with a traditionally styled range of kitchen units incorporating ceramic sink with single drainer and four ring gas hob with extractor over. Electric oven. Space for a refrigerator and space and plumbing for automatic

washing machine. Radiator.

### SHOWER ROOM

6' 9" x 5' 11" (2.07m x 1.82m)

With low level WC and vanity wash hand basin plus walk-in shower with mixer shower. Radiator.

### OUTSIDE

The property is built flush to the roadside, whilst to the rear is a rather attractive area of garden which includes lawn with paved patio. A particular feature of this property is that it has a drive potentially for parking vehicles at both sides, one having a single garage. Garden Shed.

### 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 sealed unit double glazing throughout within wooden frames.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



Kitchen



Shower Room



Garden



Garden

#### SERVICES

All mains services are available at the property.

#### COUNCIL TAX

Band C.

#### 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 Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 52 sq m (564 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>(1)</sup>  
52.4 m<sup>2</sup>  
565 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS



Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

gate Farm

Water Forlons

16 Angus Drive

DRIFFIELD

The Beck

Driffield Beck

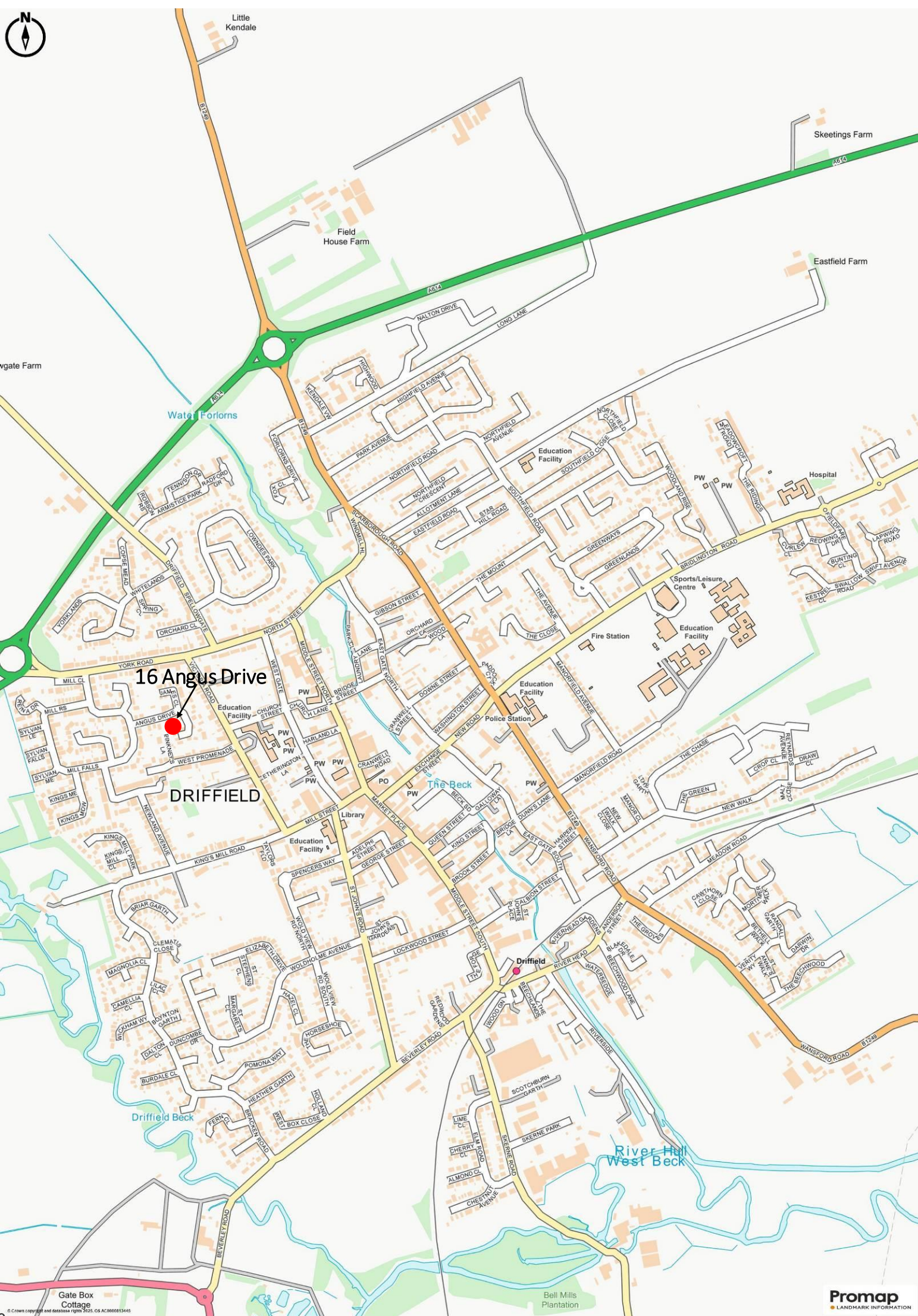
River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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