

‘Homefield’
71B Eastgate North
Driffield, YO25 6EB

ASKING PRICE OF

£395,000

4 Bedroom Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01377 253456



Rear Elevation

4 | 2 | 2 | Garage & Secure Gated Parking | Gas Central Heating

‘Homefield’ 71B Eastgate North, Driffield, YO25 6EB

AN EXTREMELY RARE package of property comprising an exceptionally spacious detached bungalow in a secluded setting, within convenient access of the town centre, whilst also having generous off-street parking with the facility to accommodate a caravan/motorhome etc plus large garden to the rear with a sunny southerly aspect.

When travelling on Eastgate North, you really would not know that this property is there, being situated up a private drive serving only three properties. The bungalow certainly fills the gap for people wishing to acquire a property with complete ground floor accommodation whilst not compromising too much on space as the bungalow offers in excess of 1700sq ft of accommodation.

The layout can be adopted to the new owners requirements, though this does include up to four good sized bedrooms and two reception rooms plus additional conservatory. In general, the condition of the property is good, however, some buyers may feel the need to upgrade various aspects including decor to their own standard and taste but the result is sure to enhance this property further.

The gardens are extensive and extremely mature. They comprise a dedicated ornamental garden area, patio with pergola, raised beds, ideal for vegetables, greenhouse et cetera. The outside area also includes a large outbuilding (3.97m x 3.47m) and (4.02m x 3.52m), this being a former stable block and which could easily be used as a workshop or even simply as a store. The garage is well proportioned in length there is also a further useful external utility area including outside WC.

Finally, a solar PV system is installed at the property which will provide a proportion of the electricity requirement for the bungalow including the provision of hot water.

In summary, this really is a bungalow like no other and whilst it offers tremendous scope to improve further, its condition currently is good and it could easily be occupied, as it stands, if required.

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 Room



Lounge

Accommodation

FRONT ENTRANCE
Into:

ENTRANCE VESTIBULE
9' 3" x 4' 0" (2.82m x 1.24m)
With further uPVC double glazed door and side lights leading into:

ENTRANCE HALL
17' 0" x 4' 5" (5.20m x 1.36m)
A spacious and welcoming entrance featuring double panelled radiator.

KITCHEN
14' 1" x 12' 10" (4.31m x 3.93m)
Fitted with a range of modern kitchen units featuring base and drawer cupboards with Shaker style doors and wall mounted cupboards to match. Integrated appliances include NEFF oven and grill plus integrated microwave. There is a ceramic hob with stainless steel splashback and extractor fan over. Peninsular style worktop with cupboards beneath provide a breakfast area. Wood effect flooring. Radiator.

UTILITY ROOM
12' 11" x 6' 4" (3.95m x 1.94m)
Fitted with a similar range of kitchen units, this time being topped with a wood effect worktop, stainless steel one and a half bowl sink with base cupboard beneath.

DINING ROOM
12' 4" x 12' 2" (3.76m x 3.71m)
With side window and coved ceiling. Radiator.

Double doors leading into:

LOUNGE
18' 11" x 16' 5" (5.79m x 5.01m)
Well lit by dual windows plus bi-folding doors out onto the garden. Feature log burning stove, wall light points and two radiators.

Access into:

CONSERVATORY
14' 4" x 14' 3" (4.38m x 4.35m) With ceramic tiled floor and dwarf brick wall. Individual windows and double French doors out onto the exterior. Pitched polycarbonate roof.



Conservatory



Bedroom 1



En-suite



Bedroom 2

BEDROOM 1
12' 3" x 10' 7" (3.74m x 3.23m)
With rear facing window and built-in wardrobes along one wall having sliding doors. Radiator.

EN-SUITE
8' 11" x 6' 0" (2.72m x 1.83m)
With shower enclosure having a mixer shower in situ, low level WC and vanity wash hand basin. Fully tiled walls. Heated towel style radiator.

BEDROOM 2
12' 3" x 9' 11" (3.74m x 3.03m)
With rear facing window. Radiator.

BEDROOM 3
12' 5" x 8' 1" (3.79m x 2.47m)
With front facing window and coved ceiling. Radiator.

BEDROOM 4
12' 2" x 8' 0" (3.71m x 2.44m)
With rear window and coved ceiling. Radiator.

BATHROOM
7' 10" x 7' 6" (2.41m x 2.30m)
With panelled bath having a plumbed-in shower and side shower screen. Vanity wash hand basin and low level WC. Heated towel radiator.

OUTSIDE
The property is approached via a private drive off Eastgate North and leading to private car parking for multiple vehicles and this could easily accommodate a caravan/motor home etc. There is a single garage (9.19m x 3.46m) at one side of the bungalow with the potential gated secure parking accessible from the other side of the bungalow.

To the rear of the property is an extensive area of garden - this is very mature and includes various areas including paved patio, pergola area, raised beds and extensive lawns all very mature and ready for the new owner to create their own outside space. There is a greenhouse plus former stable block with two door access. in addition, there is a useful additional utility room (1.83m x 1.23m) adjoining the garage with separate WC area (1.82m x 0.92m).

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

DOUBLE GLAZING
Sealed unit double glazing throughout.



Bedroom 3



Bedroom 4



Bathroom



Garden

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

COUNCIL TAX
Band D.

ENERGY PERFORMANCE CERTIFICATE
Rating B.

SOLAR PV
This property benefits from a solar PV system being installed , this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Governments 'Feed in tariff'

Further information may be available upon request.

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.

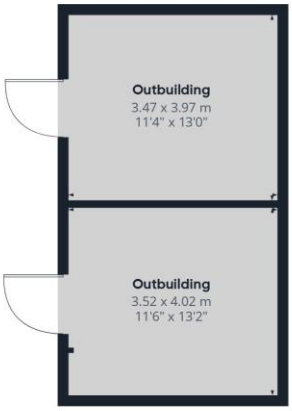
VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

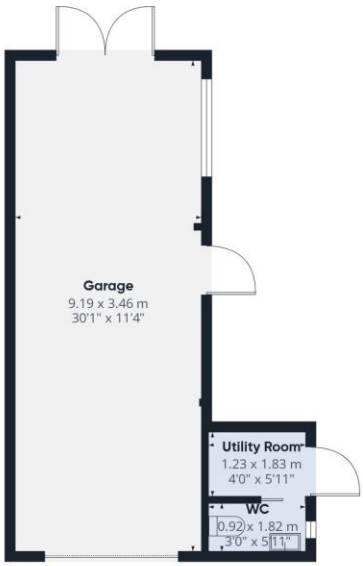
The digitally calculated floor area is 158 sq m (1,705 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



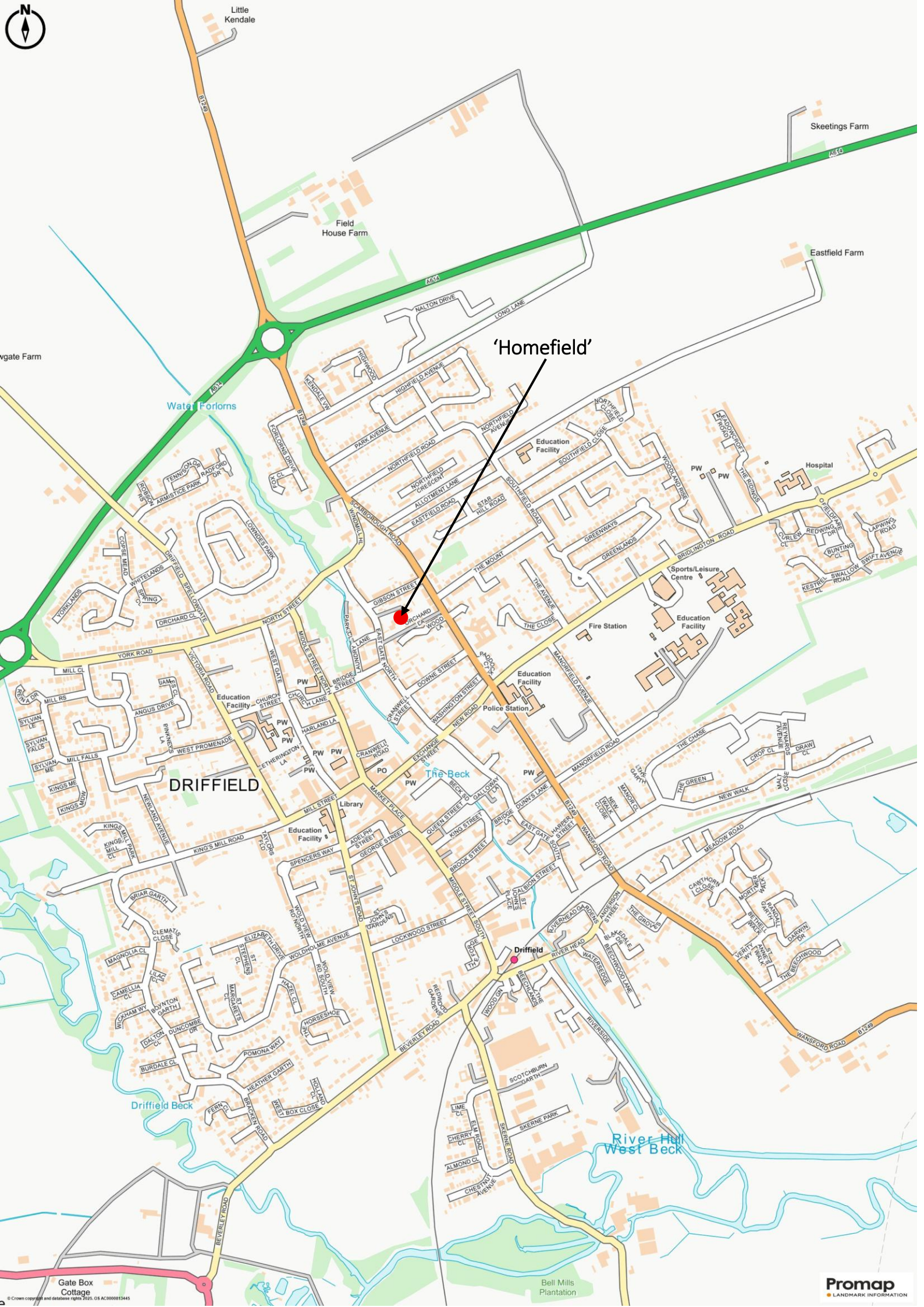
Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



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