



1 Sylvan Lea
Driffield, YO25 5FG

ASKING PRICE OF

£230,000

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



Garage, Off
Road Parking



Gas Central Heating

1 Sylvan Lea, Driffield, YO25 5FG

Standing in an ABSOLUTELY DELIGHTFUL SETTING forming part of a cul-de-sac within the popular Mill Falls area of Driffield.

This bungalow provides spacious accommodation which includes three bedrooms and attractive rear facing lounge overlooking an enclosed private garden. There is side vehicular access and this leads to a single garage. Within level walking distance of the town centre.

The property is in need of general updating, however, if location is paramount, this property should be given more than just a passing glance.

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, Wilko, Iceland, Boyes, 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



Bedroom

Accommodation

ENTRANCE HALL

With front facing door.

DINING KITCHEN

14' 6" x 9' 6" (4.44m x 2.92m)

A spacious fitted kitchen offering a wide range of base and wall mounted cupboards with complimentary worktop over the base cupboards. One and a half bowl stainless steel sink with single drainer and mixer tap. Integrated electric oven and space and plumbing for automatic washing machine. Radiator.

LOUNGE

17' 10" x 13' 1" (5.44m x 3.99m)

Rear facing lounge opening out onto the rear garden. Gas living flame fire within an Adam style surround. TV point. Radiators.

BATHROOM

Walk in wet room with shower, pedestal wash hand basin and low-level WC. Radiator.

SEPARATE WC

A useful separate WC and pedestal wash hand basin.

BEDROOM 1

13' 1" x 10' 0" (3.99m x 3.07m)

With fitted range of furniture, including wardrobes and drawers and dressing table. Radiator.

BEDROOM 2

10' 9" x 9' 6" (3.30m x 2.92m)

Radiator.

BEDROOM 3/DINING ROOM

9' 6" x 7' 4" (2.92m x 2.25m)

Radiator.

OUTSIDE

The property stands back from the road behind an expanse of front garden whilst to the rear is an enclosed area of private garden which also gives access to the garage.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 93 square meters.

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.

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

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

WHAT'S YOURS WORTH?

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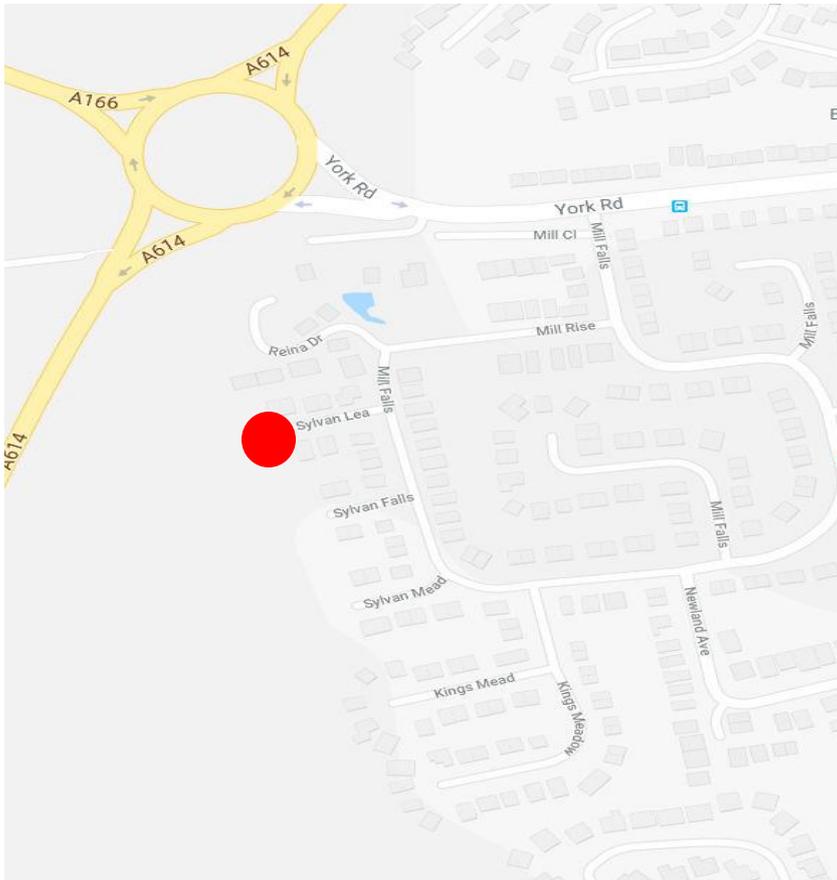
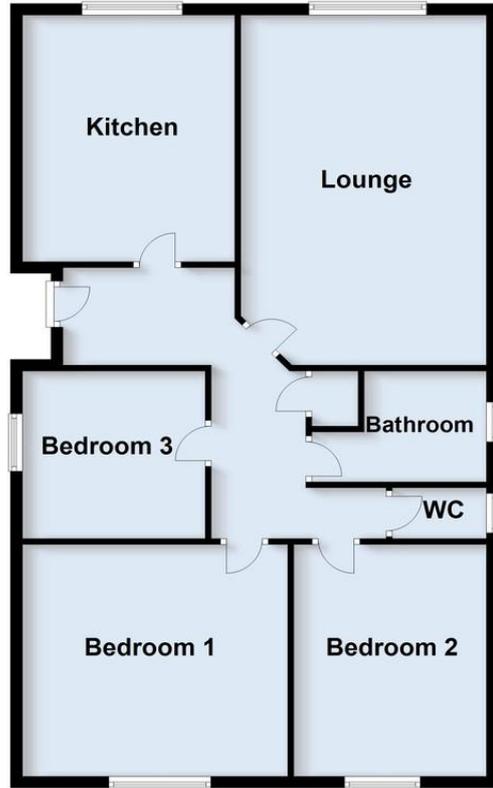
VIEWING

Strictly by appointment with Ulllyotts.

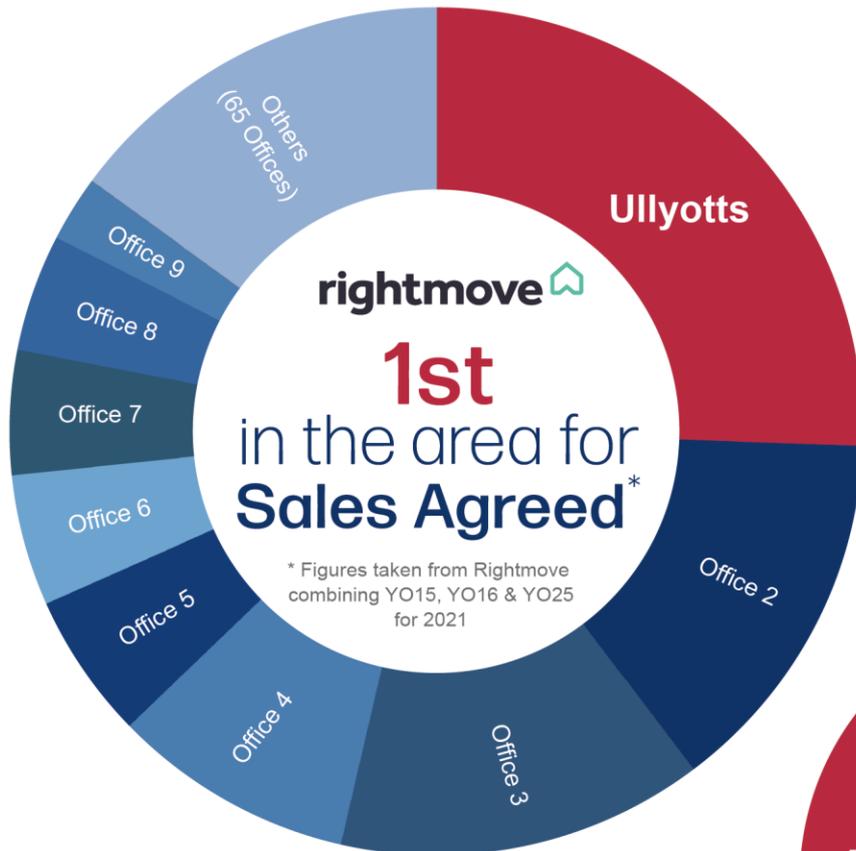
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 93 sq m

Ground Floor



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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