



1 Wood Green  
Driffield  
YO25 6SR

AUCTION START PRICE OF

**£100,000**

FOR SALE BY MODERN AUCTION

■ **Ulllyotts** ■  
EST 1891

01377 253456





Kitchen

 2
  1
  1
  Allocated Parking
  Gas Central Heating

## 1 Wood Green, Driffield, YO25 6SR

FOR SALE BY MODERN AUCTION WITH A LOW START PRICE –  
T's & C's apply

Forming part of an exclusive development of only nine properties, conveniently situated for access into the town centre, this is a spacious detached bungalow ideal for the over 55s. Though it is in need of cosmetic improvement and re-decoration, this property has the added benefit of a private enclosed courtyard in addition to the communal gardens which are maintained under a maintenance agreement. There is off-road parking within the development itself.

All rooms are spacious and have been designed to accommodate wheelchair access with low thresholds and wide doorways. The accommodation itself includes spacious bay fronted lounge, well fitted dining kitchen, two bedrooms and bathroom. There is plenty of storage with large built-in cupboard to the entrance hall and the property is heated by independent electric heaters.

### 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



Bathroom



Bedroom 1



Bedroom 2

## Accommodation

### ENTRANCE HALL

An extremely spacious entrance to the main property, ideal for wheelchair access, if required. Having open plan access to both the lounge and kitchen.

### LOUNGE

14' 0" x 12' 0" (4.24m x 3.66m)

With front facing window. Coved ceiling. Wall hung electric heater.

### KITCHEN

13' 1" x 7' 10" (4.04m x 2.43m)

Fitted with a range of traditionally styled kitchen units featuring base and wall mounted cupboards with worktops, the cupboards finished with panelled doors, integrated electric hob with extractor over and integrated electric oven. Inset sink with single drainer and space and plumbing for automatic washing machine. Integrated fridge and freezer. Tiled floor.

### BATHROOM

With panelled bath, vanity wash hand basin and low level WC. Fully tiled around the bath and tiled floor.

### BEDROOM 1

11' 3" x 10' 4" (3.49m x 3.16m)

With a rear facing window. Wall hung electric heater and wardrobes with sliding mirrored doors.

### BEDROOM 2

11' 1" x 7' 10" (3.16m x 2.45m)

With rear facing patio doors and wall hung electric heater.

### OUTSIDE

The property forms part of a select cul-de-sac development with block paved road. This property is different to the remaining properties within the development in that it has its own courtyard area. The development itself enjoys quite delightful established gardens.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

### CENTRAL HEATING

The property benefits from independent electric storage heaters in all rooms.





Private courtyard



Front elevation

**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. Service charge is £121.37 per month.

**SERVICES**

Mains water, electricity, telephone and drainage connected to the property.

**COUNCIL TAX BAND**

Band C.

**ENERGY PERFORMANCE CERTIFICATE**

Rating E.

**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?**

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

**VIEWING**

Strictly by appointment with Ulllyotts.

**AUCTIONEERS COMMENTS**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

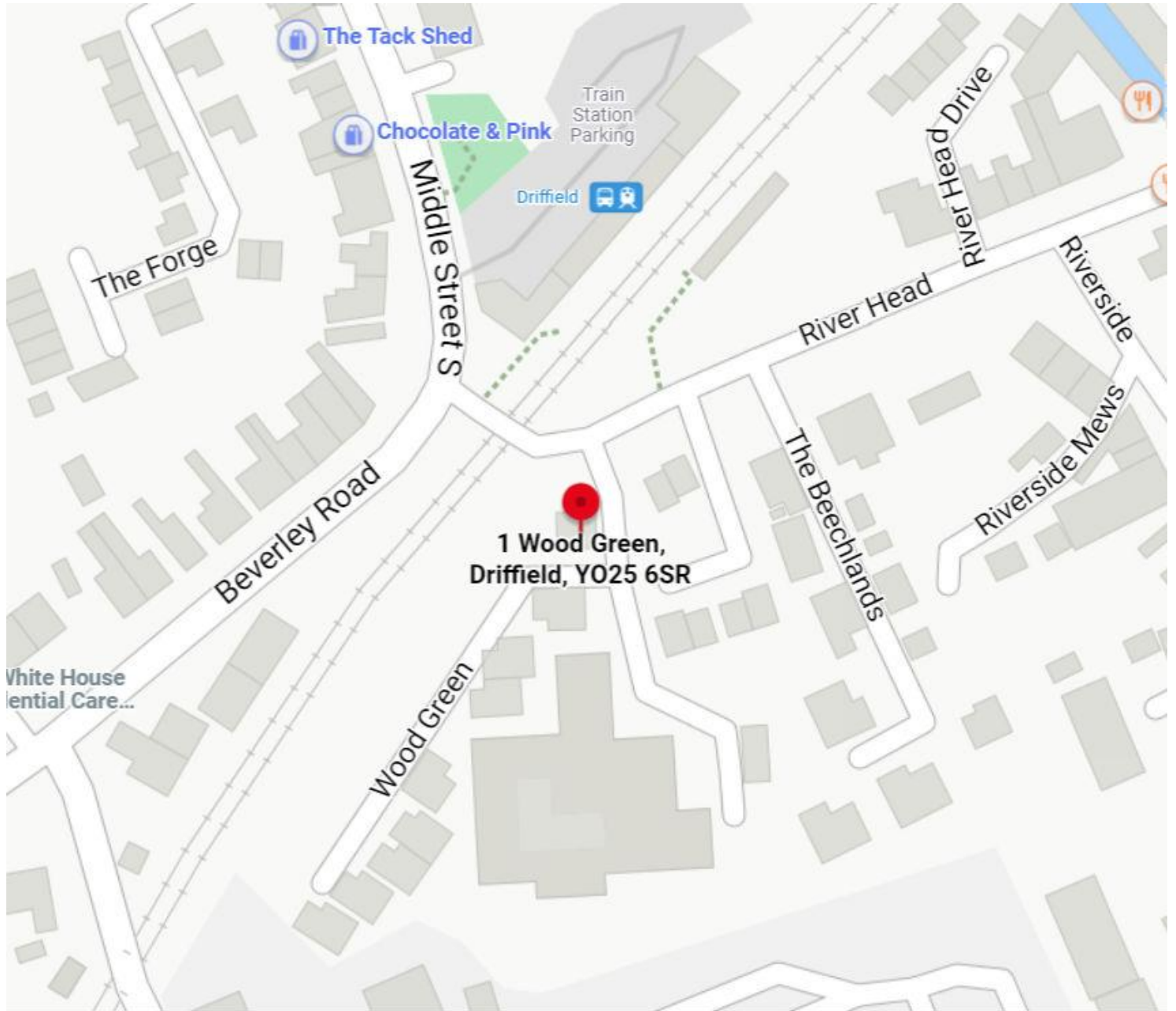
price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

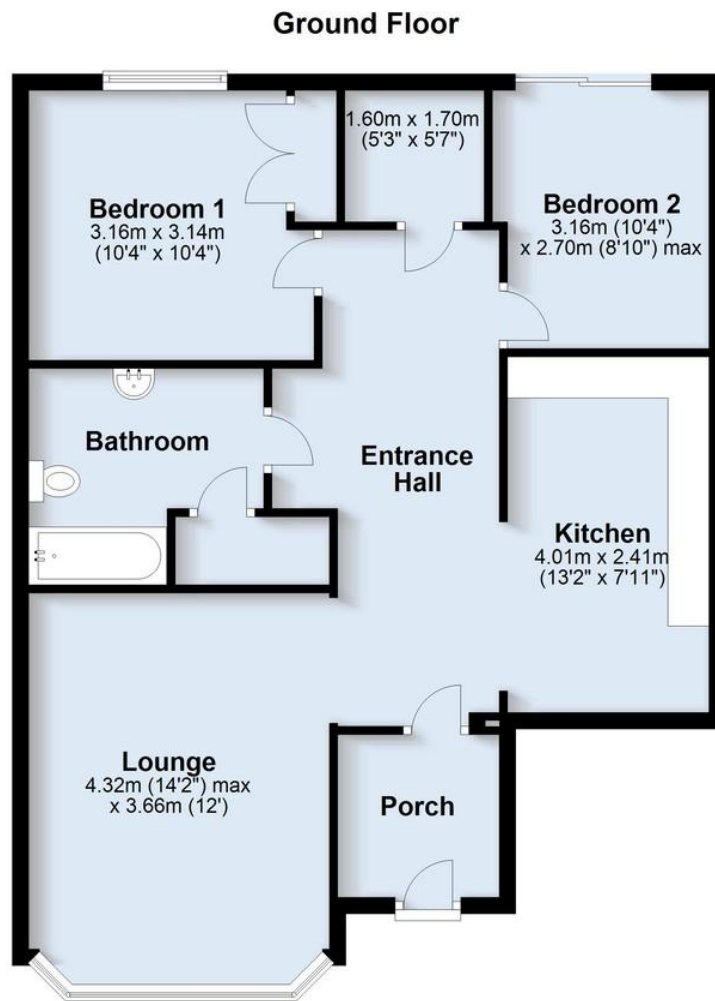
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

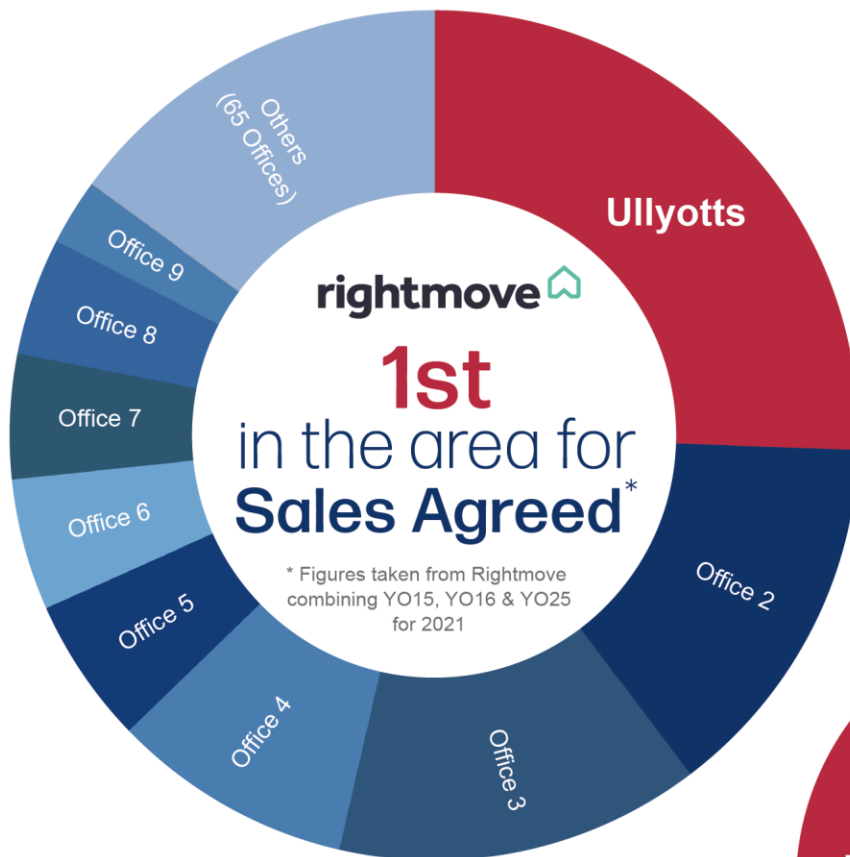
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 68 sq m



# Why Choose Ulllyotts?



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**We will never be  
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- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.



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rightmove

OnTheMarket

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