



38A Victoria Road  
Driffield

YO25 6UG

ASKING PRICE OF

**£325,000**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Front elevation



2



2



1



Garage



Gas Central Heating

## 38A Victoria Road, Driffield, YO25 6UG

Within a level walking distance of the town centre, this is a superb detached bungalow offering two bedroomed accommodation and plenty of off-street parking. The property has undergone a programme of upgrading immediately prior to sale and has been re-decorated throughout with new carpets.

This is a rare opportunity to acquire such a bungalow within close proximity of the town centre whilst also being within a popular street location. The accommodation includes Entrance Porch, exceptionally spacious Reception Hall with plenty of storage, Lounge with separate Dining Room, "L" shaped fitted Kitchen, two Bedrooms and Bath room with separate WC.

There is also a single garage and secure garden to the rear.

### DIRECTIONS

From Driffield Market Place head west along Mill Street, past Cross Hill car park and Driffield C of E School. Continue along this road which naturally bears right at the junction of Kings Mill Road onto Victoria Road. The subject property is then on the right hand side of the road approximately 100 metres along.

### 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



Lounge



Dining Room

## Accommodation

### FRONT ENTRANCE PORCH

### RECEPTION HALL

A large light and airy entrance to the property with plenty of storage including double and single cupboard. Double panelled radiator.

### LOUNGE

13' 11" x 10' 11" (4.25m x 3.34m)

With front and side windows and wall hung gas fire. Covered ceiling. Radiator.

Sliding doors leading into:

### DINING ROOM

10' 11" x 9' 8" (3.34m x 2.97m)

With rear facing window. Covered ceiling. Radiator.

### KITCHEN

15' 10" x 11' 5" (4.85m x 3.50 [max]m)

This is an "L" shaped room fitted with a range of traditionally styled kitchen units including base and drawer cupboards with worktops over and wall mounted cupboards to match. Inset sink with single drainer and mixer tap. Electric cooker point and space and plumbing for automatic washing machine. Radiator. Door to rear.

### BEDROOM 1

13' 11" x 10' 11" (4.26m x 3.35m)

Fitted along one wall with a range of wardrobes and overhead cupboards and central dressing area. Front facing window. Radiator.

### BEDROOM 2

11' 10" x 10' 11" (3.63m x 3.35m)

Rear facing window. Fitted with a range of wardrobes. Radiator.

### BATHROOM

With fitted suite comprising panelled bath and pedestal wash hand basin. Fully tiled around the bath with half tiling elsewhere. Radiator.

### SEPARATE WC

With low level suite.

### OUTSIDE

The property stands back from the road behind a good sized front facing forecourt. There is a sweeping drive which provides generous off-street parking for multiple vehicles and also leads to the side garage.



Bedroom 1



Bedroom 2



Bathroom



Side Elevation

To the rear of the property is an enclosed area of patio with side planted border. This extends onto an extended gravelled bed. With fenced and wall boundary.

#### 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 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 C.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed).

#### 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

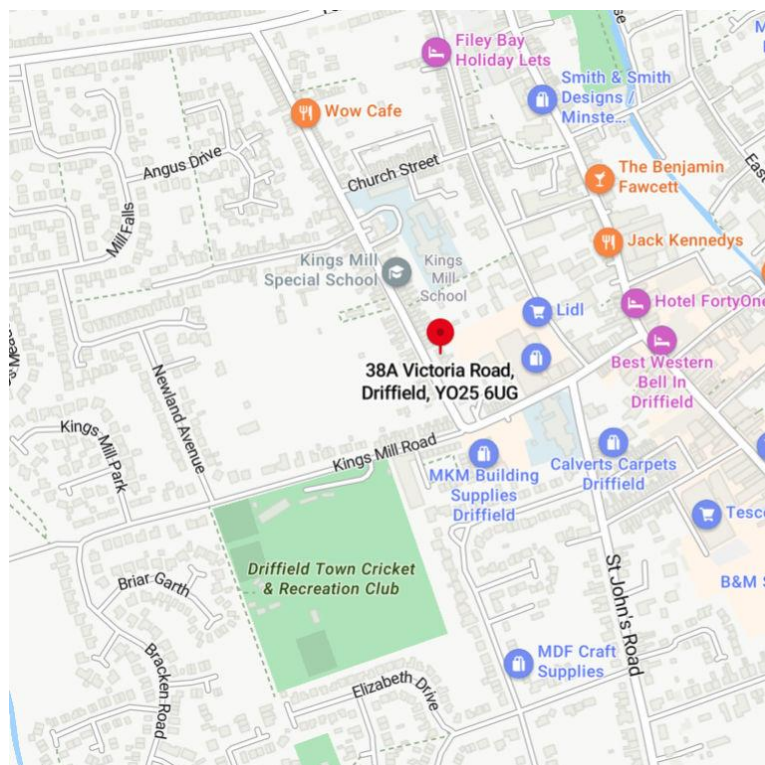
Strictly by appointment with Ulyyotts.

Regulated by RICS

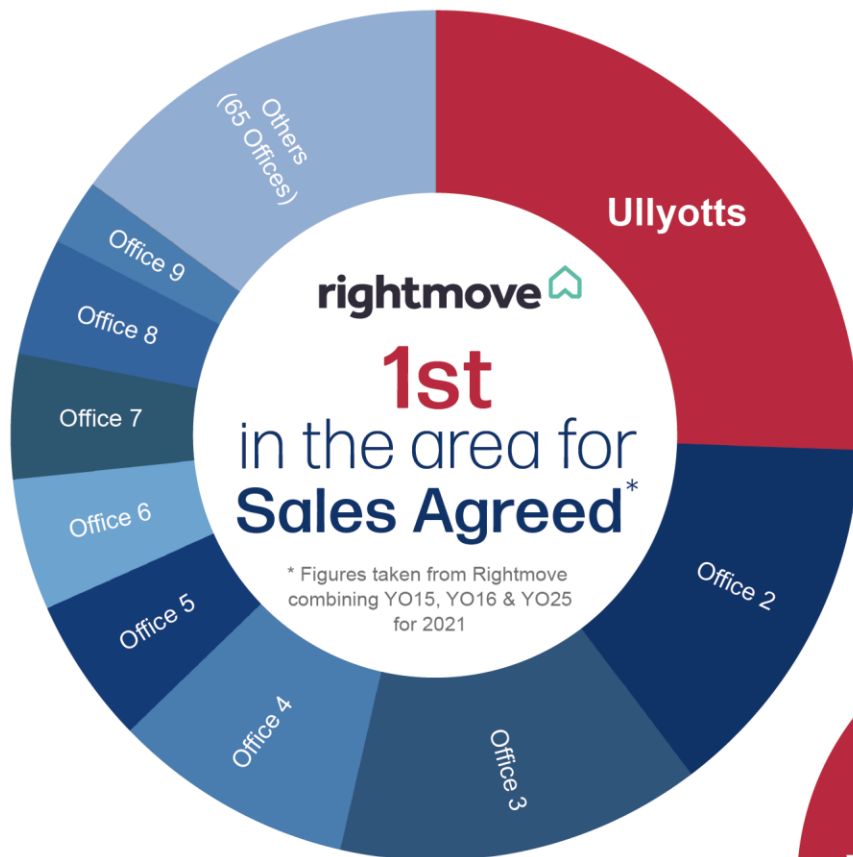


The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

### Ground Floor



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