



Bridwood  
Bridlington Road, Driffield  
YO25 5HN

ASKING PRICE OF

**£310,000**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Double Garage



Off Road  
Parking



Gas Central Heating

## Bridwood, Bridlington Road, Driffield, YO25 5HN

An established detached bungalow with **DETACHED DOUBLE GARAGE** located within a non-estate setting. A particular characteristic of this property is the vehicular parking which not only is located to the front but also extends to the rear allowing stowage of many vehicles or simply a space to sit out.

The accommodation has been enhanced by multiple extensions to the rear and currently includes delightful front facing lounge, master and guest bedrooms both with en-suites, extended dining room with patio doors overlooking the rear garden, fitted kitchen and bathroom.

**The property is centrally heated and double glazed throughout and the sale of this property represents a rare opportunity to purchase such an individual bungalow.**

### 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



Entrance Hall



Bedroom



En-suite

## Accommodation

### RECEPTION HALL

A delightful, spacious entrance to the property featuring large double storage cupboard and useful niche which again could be utilised to provide storage space.

### LOUNGE

17' 10" x 14' 10" (5.46m x 4.54m)

A particularly spacious living room with windows to multiple aspects. Feature fire surround with fire, in situ, radiator, and built-in display cupboard.

### MASTER BEDROOM

11' 1" x 10' 3" (3.40m x 3.14m)

With front and side facing windows. Built-in wardrobes and radiator.

### EN-SUITE

With low-level WC and vanity wash basin. Radiator.

### BEDROOM 2

21' 1" x 8' 7" (6.44m x 2.64m)

An extended room with rear facing window.

### EN-SUITE

With vanity unit incorporating wash hand basin and side cupboards, low-level WC and radiator.

### BATHROOM

With rear facing window and suite comprising panelled bath, having a shower over, low-level WC and pedestal wash hand basin. Half tiled walls with full tiling around the bath. Radiator.

### DINING ROOM

22' 6" x 8' 0" (6.86m x 2.44m)

With rear extension and patio doors looking onto the rear garden. Radiator.

### KITCHEN

17' 2" x 7' 11" (5.24m x 2.43m)

Fitted along two walls with a range of traditional style kitchen units finished with white panelled doors, comprising base, drawer, and wall cupboards.

Complimentary worktops and integrated appliances which include electric hob with extractor over, electric oven, space and plumbing for automatic, washing machine and space and plumbing for dishwasher. Inset ceiling lighting. Side window.



Bedroom



En-suite



Bathroom



Kitchen

## OUTSIDE

The property stands well back from the road behind a gravelled front forecourt which provides generous parking for multiple vehicles. There is side vehicle access which leads to a detached double garage.

The rear garden is again gravelled, however, could be made into any form of garden, if required.

## 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.



Dining Room



Dining Room extension



Rear view



View over tennis courts

### WHAT'S YOURS WORTH?

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

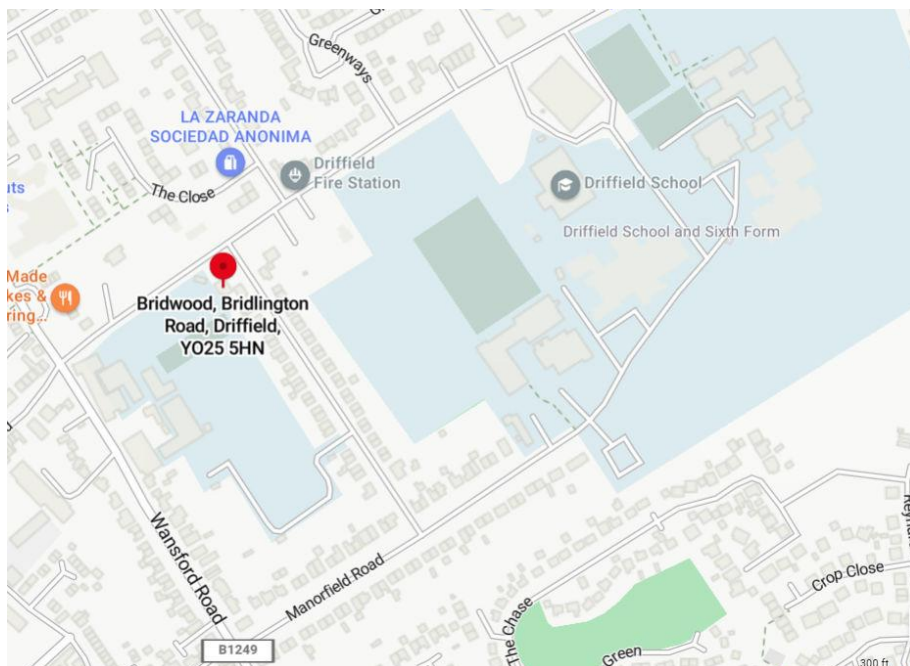
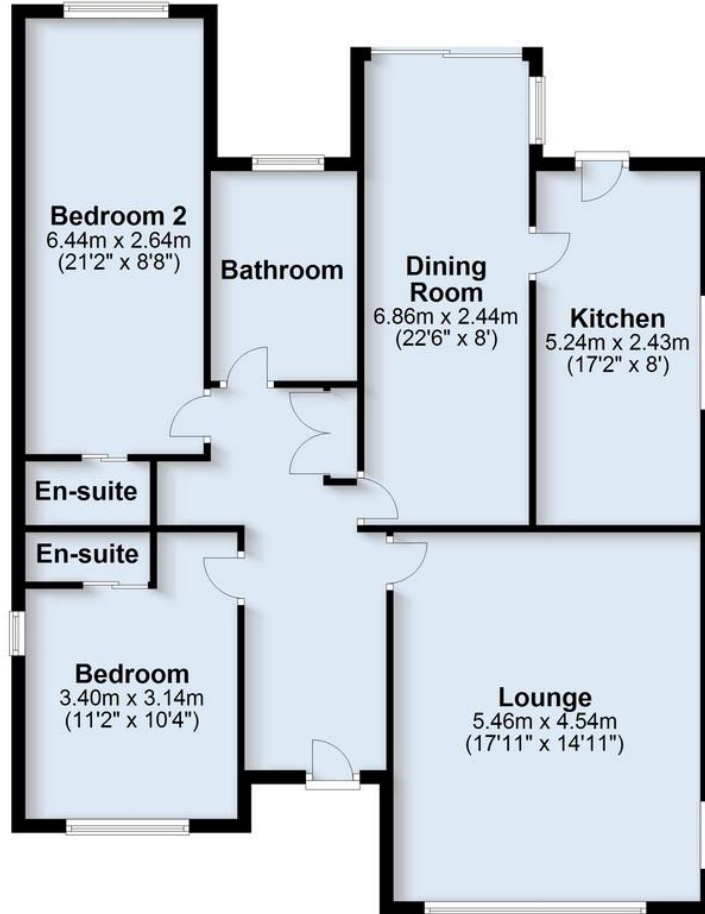
### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

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

### Ground Floor



# Why Choose Ulllyotts?



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