



8 Ash Court  
Foxholes  
YO25 3QR

ASKING PRICE OF

**£215,000**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



View from garden



2



1



1



Garage, Off  
Road Parking



Oil Central Heating

## 8 Ash Court, Driffield, YO25 3QR

An immaculately presented detached house, set within an attractive block paved courtyard style development in a rural setting with open views to the side. The property provides well-appointed accommodation featuring attractive lounge having a multifuel stove as its focal point. There are two double bedrooms plus well fitted breakfast kitchen having a porch leading off. The accommodation is completed by a well fitted shower room.

Externally, there is a single garage plus additional private parking space along with beautifully maintained gardens with open views beyond.

### FOXHOLES

Situated in a sheltered valley at the heart of the Yorkshire Wolds, the village is actually situated in North Yorkshire although with a Driffield address and postcode. The newly built Community Hall is the hub of the village offering a wide range of events and social activities. The road leads to the famous Ganton Golf Course.



Entrance



Lounge



Kitchen



Kitchen Diner

## Accommodation

### RECEPTION HALL

This is a room in itself fitted out with a range of low-level cupboards plus full height cupboards for storage. Internal doors leading off to other rooms. Radiator.

### LOUNGE

17' 7" x 11' 6" (5.38m x 3.51m)

Beautifully fitted multifuel stove with attractive back and half, this being the focal point of the whole room. Front facing window and rear facing French doors leading out to the exterior. Wall lighting points and fitted laminate flooring. Radiator.

### BREAKFAST KITCHEN

14' 9" x 9' 0" (4.5m x 2.76m)

Comprehensively fitted along three walls with a range of traditionally styled kitchen units featuring base cupboards having drawers over along with complimentary worktops plus one mounted cupboard to match. Integrated electric oven and hob with extractor over, space and plumbing for automatic washing machine plus integrated fridge freezer. Opening into a useful breakfast area having doors leading into a small conservatory's/porch. Radiator.

### CONSERVATORY/ PORCH

With views over the garden and doors leading to the exterior.

### BEDROOM 1

13' 8" x 9' 0" (4.18m x 2.76m)

With fitted range of wardrobes along one wall including central wardrobe with mirrored doors. Radiator.

### BEDROOM 2

8' 8" x 8' 8" (2.66m x 2.66m)

With front facing window. Fitted laminate flooring. Radiator.

### SHOWER ROOM

With modern low-level walk-in shower having a glass side screen, low level WC and pedestal wash basin. Fully tiled walls. Radiator.

### OUTSIDE

The property forms part of a very attractive block paved courtyard style development. The Courtyard is partially owned by the subject property and other properties will have a right of access over part of this. There is an attached single garage with front facing door and electric power lighting connected. There is also a dedicated parking space for the subject Property.



Bedroom 1



Bedroom 1



Bathroom



Conservatory

**CENTRAL HEATING**

The property benefits from an oil-fired central heating to radiators. The boiler also provides domestic hot water.

**GLAZING**

Sealed unit double glazing units throughout

**TENURE**

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

**COUNCIL TAX BAND**

Ryedale district Council shows that the property is banded in council tax band C.

**ENERGY PERFORMANCE CERTIFICATE**

The property is currently rated band D. 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.

**SERVICES**

Mains water electricity and drainage are available at the property.

**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



Rear



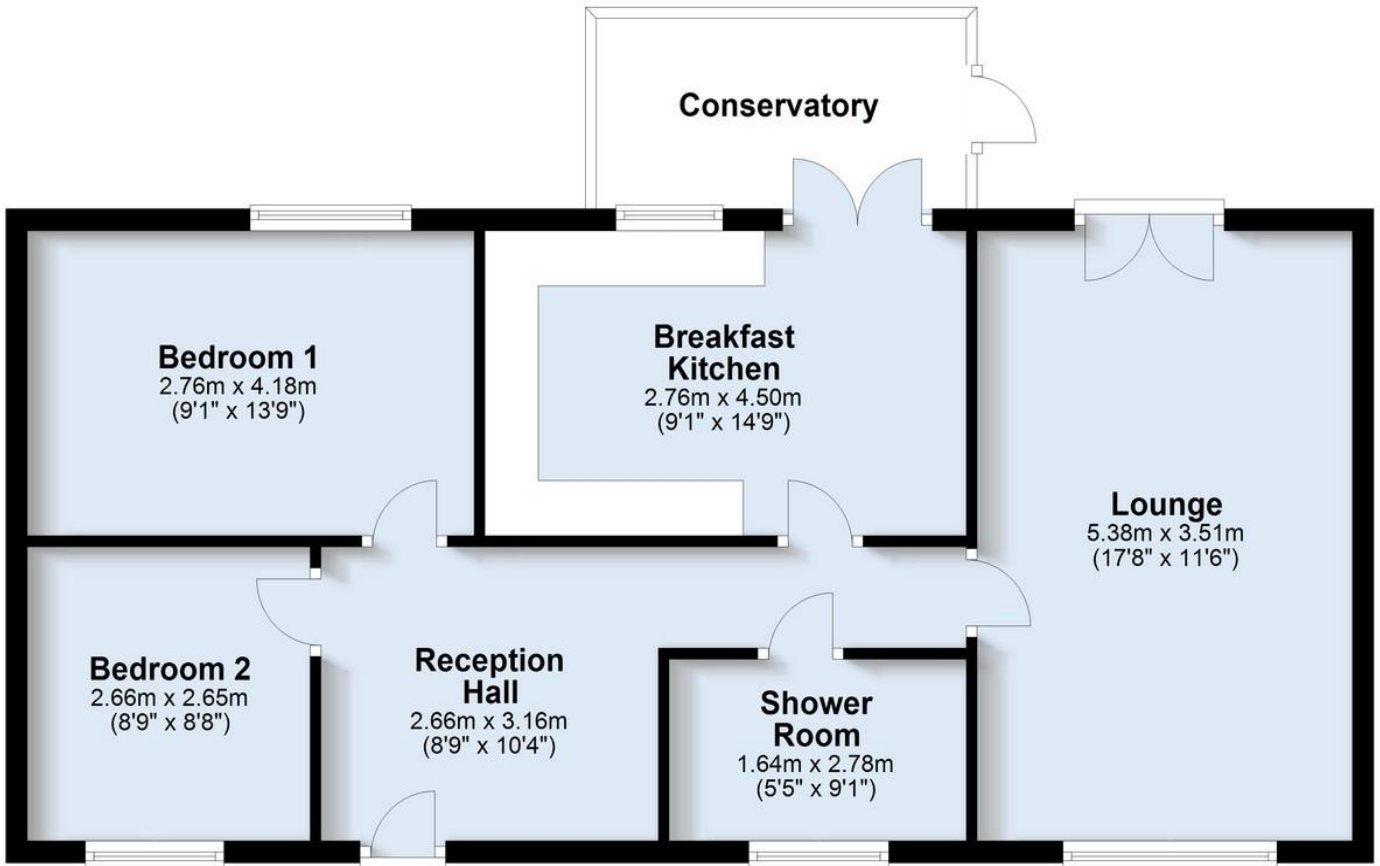
Rear



Map of Area

The stated EPC floor area, (which may exclude conservatories),  
is approximately 67 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](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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