



92 Bracken Road
Driffield
YO25 6UP

ASKING PRICE OF

£265,000

3 Bedroom Detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



3



1



1



Garage



Gas Central Heating

92 Bracken Road, Driffield, YO25 6UP

Located within a popular residential area of Driffield within convenient access thereof, this is a spacious detached bungalow set on an attractive plot that includes enclosed garden to the rear and to the front, extending to the side.

The accommodation on offer is both spacious and versatile including an L-shaped lounge that is rear facing and offers huge potential to house a small dining table, if required, alternatively, there is scope to utilise one of the bedrooms as a dedicated dining room, along with the two further bedrooms.

There is a fitted kitchen with front facing window along with shower room and additional cloakroom with WC.

There is a single garage and off-road parking.

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.



Accommodation

ENTRANCE LOBBY

A useful entrance to the property gives way to a further door and main entrance itself.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Radiator.

ENTRANCE HALL

With two built in storage cupboards. Radiator.

LOUNGE

20' 3" x 12' 9" (6.19m x 3.91m)

A rear facing room with sliding patio doors leading out onto the rear. Traditional style fire surround housing a gas living flame fire, radiator and useful space suitable for a dining table.

KITCHEN

8' 2" x 9' 10" (2.5m x 3.02m)

Fitted along three walls with kitchen units including base and wall mounted cupboards finished with panelled doors. Inset one and a half bowl sink with swan neck mixer tap and four ring gas hob with extractor over and integrated oven with grill. Ceramic tiled floor, space and plumbing for an automatic washing machine.

BEDROOM 1

11' 9" x 9' 0" (3.59m x 2.75m)

With front facing window and radiator.

BEDROOM 2

9' 3" x 11' 9" (2.82m x 3.6m)

With rear facing window and radiator

BEDROOM 3

14' 0" x 7' 11" (4.27m x 2.42m)

With front facing window and radiator.

SHOWER ROOM

With walk in shower area, low level WC and wash basin.

Radiator.

OUTSIDE

The property stands back from the road behind an open plan front garden which extends to the side. There is vehicle access providing off street parking and this leads to a single garage.

To the rear of the property is an enclosed area of garden.



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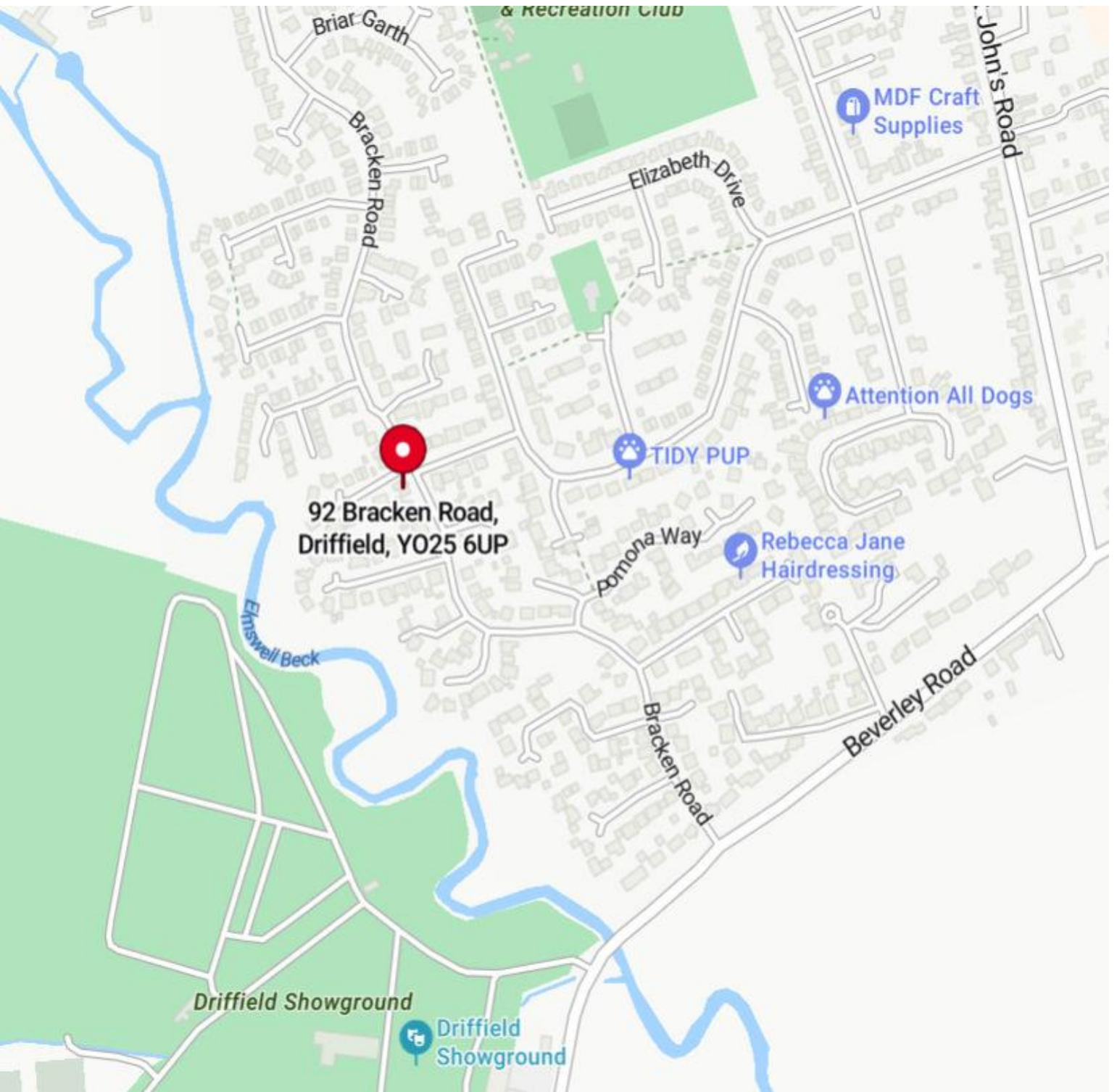
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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



92 Bracken Road,
Drifffield, YO25 6UP

MDF Craft
Supplies

Attention All Dogs

TIDY PUP

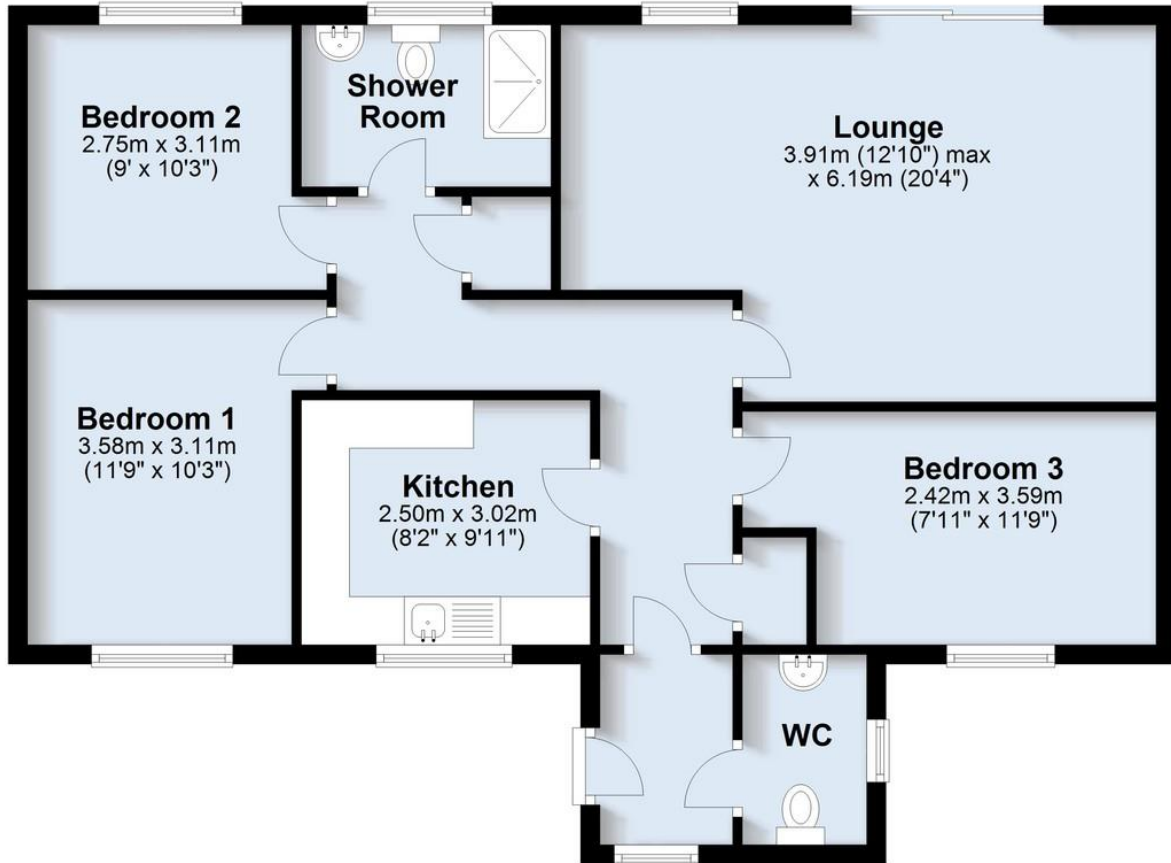
Rebecca Jane
Hairdressing

Drifffield Showground

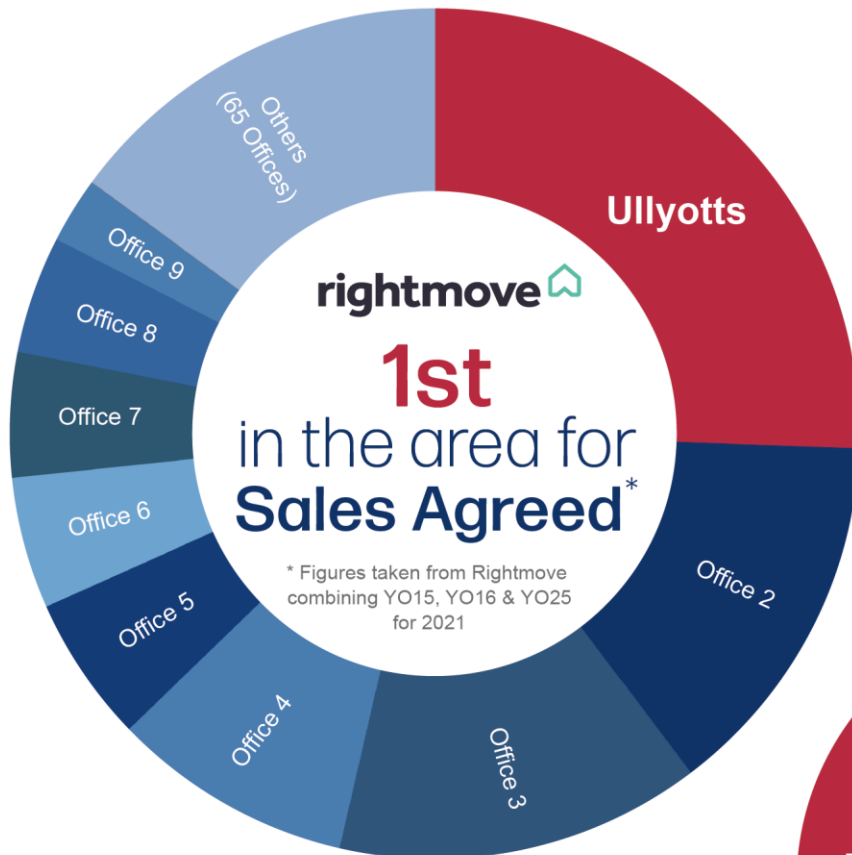
Drifffield
Showground

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

Ground Floor



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Ulllyotts

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ulllyotts.co.uk



www.ulllyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ulllyottsbrid.co.uk



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