



24 Elm Road
Driffield

YO25 6SQ

ASKING PRICE OF

£165,000

2 Bedroom Semi detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Driveway to garage



2



1



1



Off Road
Parking



Gas Central Heating

24 Elm Road, Driffield, YO25 6SQ

A fine semi-detached bungalow standing on a corner plot in an elevated position with gardens to the front, side and rear. The property forms part of an ever popular area which benefits from convenient access into Driffield town centre via Skerne Road.

The property has been well maintained, however, would benefit from some modernisation in places, but certainly, once improved, this would be an exceptional bungalow indeed!

The accommodation includes front facing lounge, fitted kitchen, two bedrooms and bathroom. There is off-street parking and also a single garage. The rear being low maintenance finished with gravel and resin.

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



Kitchen



Bedroom



Bedroom

Accommodation

ENTRANCE HALL

Radiator.

LOUNGE

17' 9" x 10' 5" (5.42m x 3.19m)

With front facing aspect. Fitted fireplace with electric fire in situ. Radiator.

KITCHEN

12' 10" x 10' 5" (3.93m x 3.19m)

Fitted on three walls with a range of traditionally styled kitchen units including base, drawer and wall cupboards. Integrated electric oven and hob. Dual sink with single drainer and mixer tap, space and provision for a fridge freezer. Ample space for a dining table. Radiator.

BATHROOM

With suite in pink comprising low level WC, pedestal wash basin and low level WC. Radiator.

BEDROOM 1

8' 10" x 10' 3" (2.70m x 3.13m)

With rear facing window. Radiator.

BEDROOM 2

10' 4" x 8' 6" (3.17m x 2.6m)

With front facing window. Radiator.

OUTSIDE

The property stands on a commanding plot, elevated from the main road with gardens to the front and side which are partially lawned and partially planted borders. Steps lead up to the main entrance to the property. There is a vehicular drive which leads to a single garage, accessed off Almond Close, whilst to the rear of the bungalow is a low maintenance area of garden which is finished in resin and gravel.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 55 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.



Bathroom



Resin and gravel area

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 B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C.

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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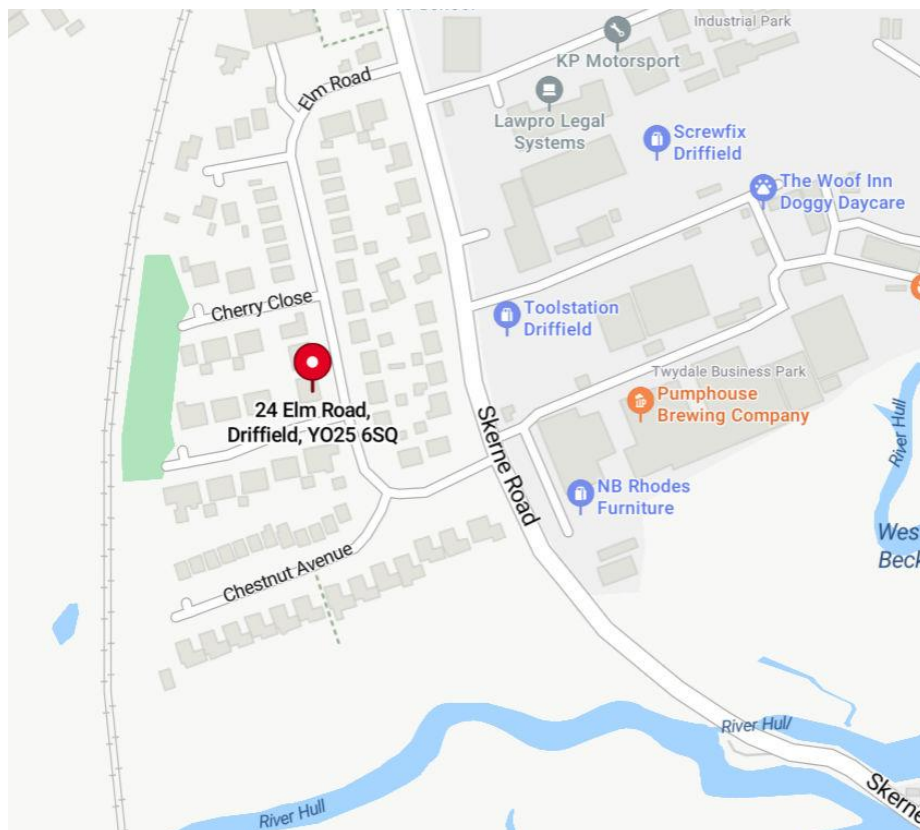
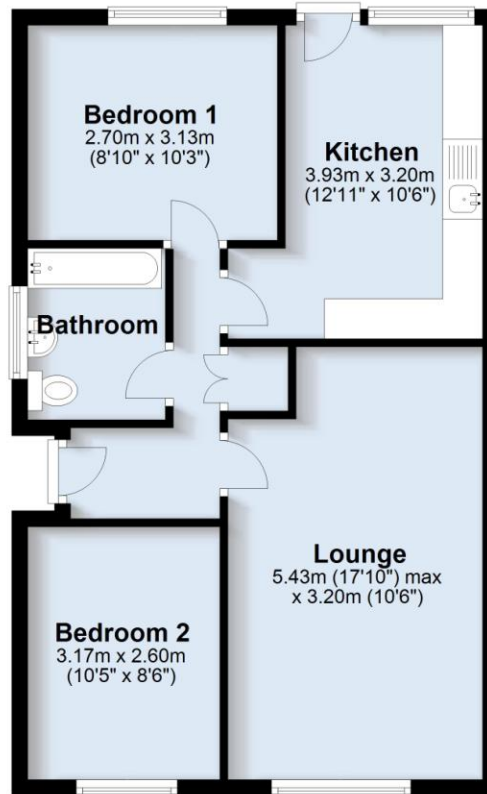
VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 55 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

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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