



'Autumn Lodge'  
Holland Close,  
Driffield, YO25 6QR

ASKING PRICE OF

**£650,000**

4 Bedroom Detached bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



4



2



2



Off road  
parking



Gas Central Heating

## 'Autumn Lodge', Holland Close, Driffield, YO25 6QR

This is perhaps a once in a lifetime opportunity to purchase a substantial bungalow in a very exclusive setting which combines many attributes, many bungalow buyers crave, but are seldom available in such a property.

### Location ... Location ... Location ...

Built by renowned local builder John Duggleby Homes Limited, this bungalow stands in a very exclusive setting offering extreme privacy and extensive parking yet within walking distance of the town centre. The accommodation on offer includes spacious lounge plus dedicated dining room currently open plan from the lounge, breakfast kitchen and utility, conservatory, master bedroom with en-suite, three further bedrooms, one of which could be utilised as a study, if required, and family bathroom.

Added to the accommodation, there is a double garage with twin up and over doors and additional parking to the side which could accommodate vehicles such as caravan, motorhome, trailer etc.

Perhaps the crowning glory of the whole package of this property, however, is the plot which is located at the end of a private road, accessed from Beverley Road. There is parking to the front whilst to the rear is a very generously proportioned garden, enclosed by mature shrubbery and trees.

**In short, this is a property which, when looking at its attributes, is very hard to equal!**

### 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



Dining Room



Conservatory



Breakfast Kitchen

## Accommodation

### ENTRANCE HALL

A large spacious entrance hall which gives access to all rooms and features four storage cupboards, rarely found in such a property, one currently used as a walk in library and one ideal as a linen cupboard. Radiator.

### LOUNGE

16' 2" x 14' 11" (4.95m x 4.55m)

An especially large, light and airy main reception with feature patio doors leading out onto a patio with views over the garden beyond. Feature fire surround with electric fire in situ, coved ceiling and side window. Radiator. Opening into:

### DINING ROOM

12' 0" x 8' 11" (3.67m x 2.73m)

With rear facing window and door leading into the conservatory. Radiator.

### CONSERVATORY

11' 3" x 7' 9" (3.44m x 2.37m)

Offering views over the garden. Radiator. Access to the rear garden.

### BREAKFAST KITCHEN

16' 11" x 10' 0" (5.16m x 3.07m)

With dual aspect windows and extensively fitted with a range of fitted kitchen cupboards including base cupboards, wall

mounted cupboards and drawers to match finished with Shaker style doors with chrome finished handles. Co-ordinating worktop and integrated appliances which include fridge, dishwasher, electric double oven, microwave, electric hob with extractor over. Inset one and a half bowl sink with swan neck mixer tap and ceramic tiled floor, Opening into a dedicated breakfast area.

### UTILITY

10' 5" x 7' 10" (3.2m x 2.39m)

With window and fitted range of base and wall mounted cupboards along with worktops, space and plumbing for automatic washing machine and provision for a dryer and free-standing upright fridge/freezer. Stainless steel sink with base cupboard beneath and single drainer. Wall hung boiler. Radiator. Door to walk-in pantry. Door to rear.

### BEDROOM 1

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

With front facing window and built-in range of wardrobes. Radiator.

### EN-SUITE

With window, shower enclosure and mixer shower, low level WC and vanity wash hand basin. Half tiled walls. Heated towel rail.



Utility



Bedroom



En-suite



Bedroom

**BEDROOM 2**

10' 11" x 8' 4" (3.34m x 2.55m)

With front facing window. Radiator.

**BEDROOM 3**

11' 10" x 8' 1" (3.63m x 2.47m)

With side facing window. Radiator.

**BEDROOM 4/STUDY**

9' 7" x 7' 1" (2.94m x 2.17m)

With side facing window. Radiator.

**BATHROOM**

With window and incorporating panelled bath with shower over. Pedestal wash basin and low-level WC. Half tiled walls. Heated towel radiator.

**OUTSIDE**

To the rear of the property is an extensive area of garden, enclosed by mature shrubbery and trees. Immediately to the rear of the property is a large paved patio and this gives way to further areas of garden which, although requiring attention, does have excellent scope to create a fully landscaped and desirable garden. There are a number of raised beds, pergola style walkway and also a shed and greenhouse plus other ancillary areas. Outside tap.

The property is located at the end of Holland Close, itself being accessed directly off Beverley Road. Part of Holland Close is a private road which allows access to several properties only.

The bungalow itself is at the end of the private road, standing back behind an expanse of front gravelled forecourt and drive which provides extensive parking. Adjoining the property is a:

**DOUBLE GARAGE**

17' 10" x 16' 11" (5.45m x 5.17m)

With window and dual front facing doors, electric power and lighting connected plus side personal door. Fitted storage cupboards at the back and outside water tap.

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 140 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.



Bedroom



Bedroom 4/Study



Bathroom



Rear Elevation

### 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 E.

### ENERGY PERFORMANCE CERTIFICATE

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

### 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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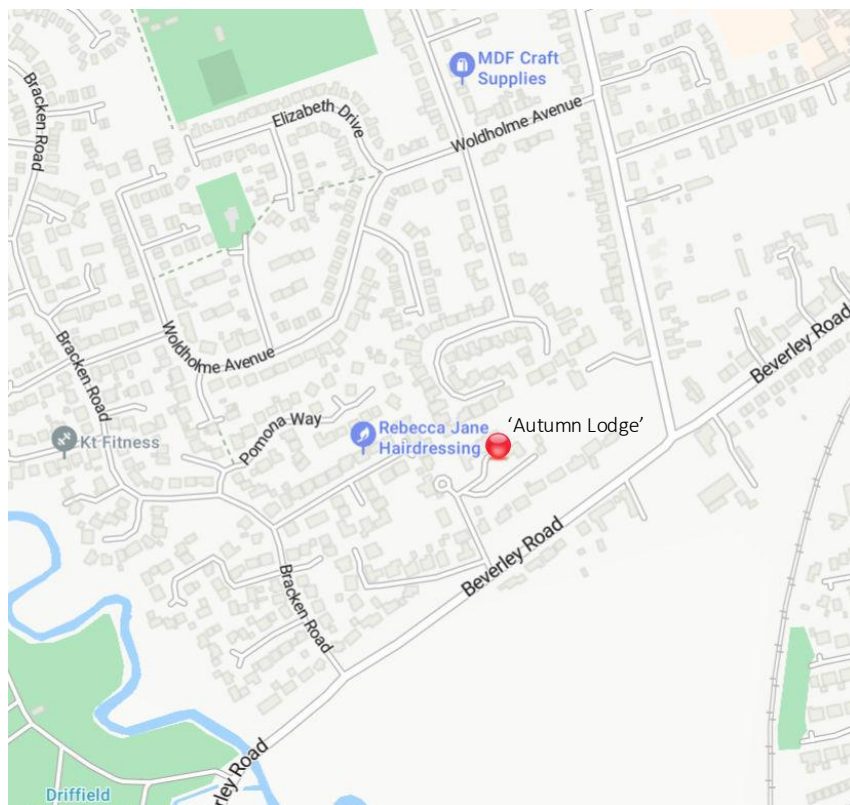
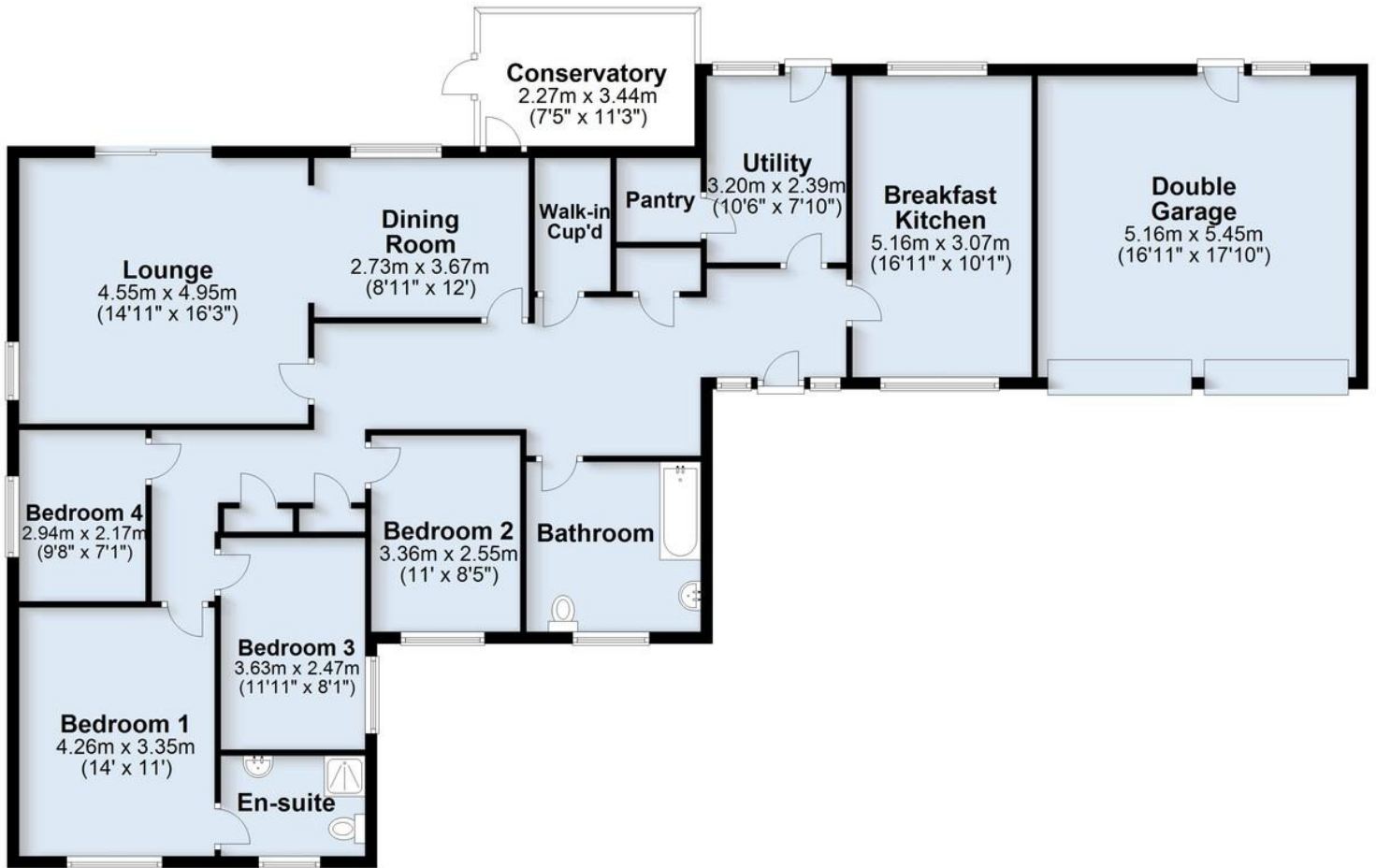
### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 140 sq m

### Ground Floor



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