



11 Camellia Close
Driffield

YO25 6QT

ASKING PRICE OF

£245,000

2 Bedroom Detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



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Garage, Off
Road Parking



Gas Central Heating

11 Camellia Close, Driffield, YO25 6QT

A delightful, fully refurbished detached bungalow standing on an enviable plot with superb gardens. Viewing of this bungalow first hand is a real joy, having been thoughtfully updated by the vendor prior to sale. This bungalow really is in a move-in condition benefitting from fully modernised and re-fitted kitchen, re-fitted bathroom, renewed internal doors throughout and finished with new decor and floor coverings. Other significant improvements include renewed electrical consumer unit and summerhouse in the garden.

The property borders the picturesque Kingsmill area of Driffield and as such, the gardens offer excellent privacy with woodland views beyond!

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 HALL

With door to the front aspect and spacious built in storage cupboard. Radiator.

CLOAKROOM/WC

With front facing window and fitted with a low level WC plus wash hand basin. Radiator.

LOUNGE

19' 6" x 10' 2" (5.96m x 3.1m)

A superb room which has ample space for dining, this light and airy space has a front facing aspect plus side door leading into an attractive sun porch. Feature fireplace with electric fire in situ. TV point. Radiators.

KITCHEN

9' 5" x 7' 6" (2.88m x 2.31m)

Having been re-fitted by the vendor, the kitchen offers an extensive range of base and wall mounted cupboards along with worktops. Integrated appliances include electric oven plus ceramic hob having a stainless steel chimney style extractor over. Space and plumbing for an automatic washing machine, space for a fridge freezer and inset stainless steel sink with single drainer and base cupboard beneath. Wall hung gas fired boiler. Radiator.

INNER HALL

With storage cupboard and access to loft.

BEDROOM 1

11' 6" x 8' 8" (3.52m x 2.66m)

Extensively fitted with a range of wardrobes and overhead cupboards. TV point plus window to the rear. Radiator.

BEDROOM 2

9' 3" x 8' 11" (2.83m x 2.72m)

With patio doors to the rear elevation onto the garden and paved seating area. TV point. Radiator.

SHOWER ROOM

Recently re-fitted with contemporary shower. Low-level WC and vanity wash basin. Built in storage cupboard and ladder style radiator.

OUTSIDE

The property stands on a good-sized plot with vehicle access to the front and this leads to a single garage, the parking would also suit multiple vehicles. The garden enjoys a sunny south-westerly facing aspect and is mainly laid to lawn with attractive views over Kingsmill with woodland beyond the boundary.



There is also a timber summerhouse which is the perfect place to relax and enjoy views over the garden!

GARAGE

Having a front facing up and over door and having electric power and lighting connected. There is also a useful personal door to the side.

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.

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 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.



Lounge

WHAT'S YOURS WORTH?

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

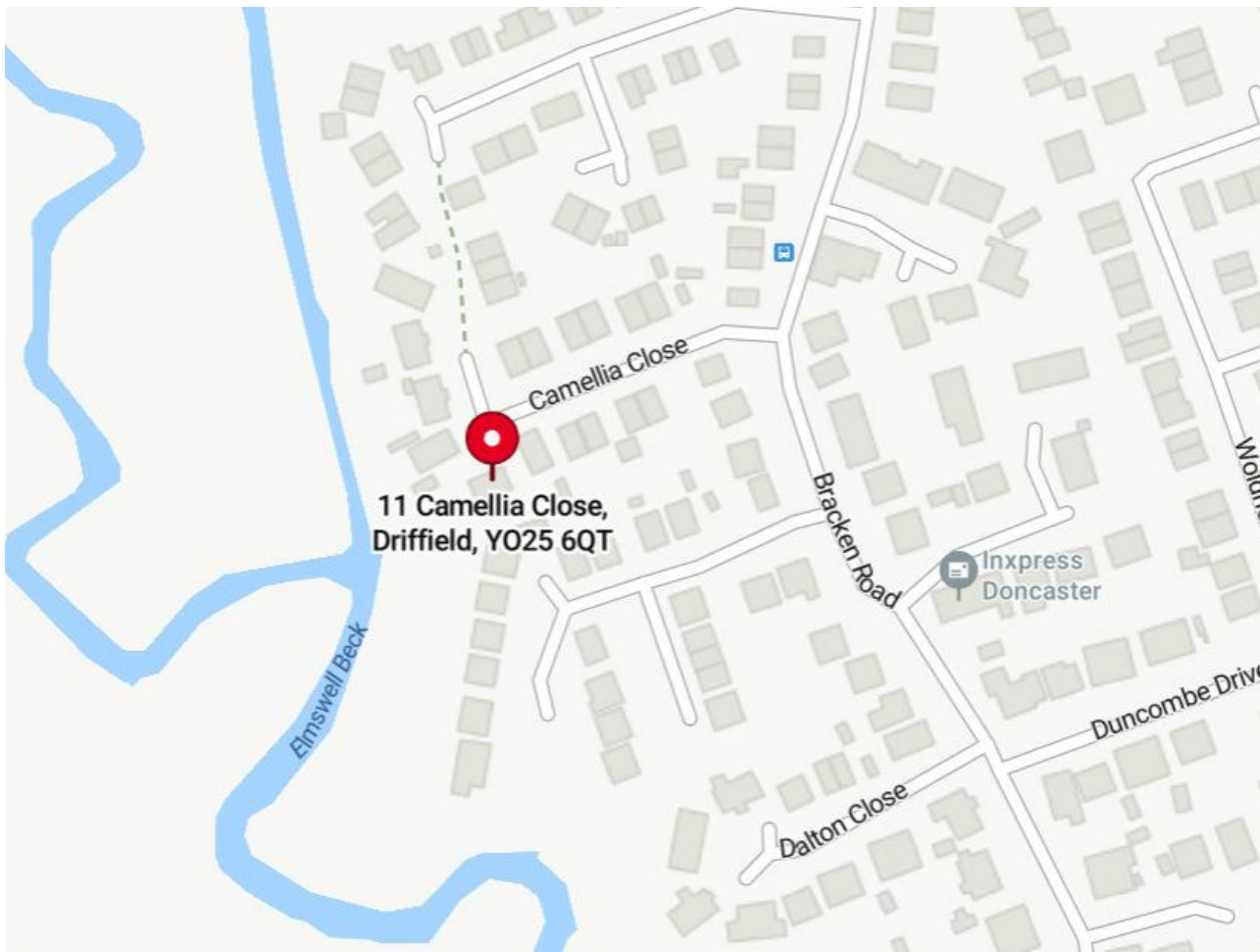
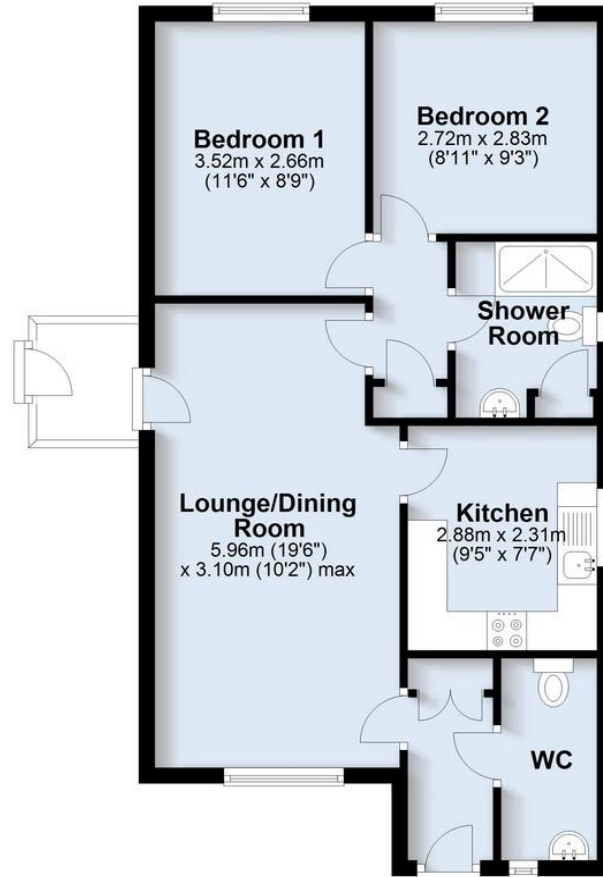
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

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

Ground Floor



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