



1 Lime Close
Driffield

YO25 6UN

ASKING PRICE OF

£260,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Outside



2



1



1



Off Road
Parking



Gas Central Heating

1 Lime Close, Driffield, YO25 6UN

WHAT A FANTASTIC PLOT THIS BUNGALOW STANDS ON! Set back from the road with a long side drive, this really is a delightful and quiet setting with gardens which are private, extending from the rear down the side of the bungalow and truly, **A REAL JOY!**

The property is ideally situated for access into Driffield town centre via Skerne Road and the bungalow provides well appointed accommodation with contemporary, fitted kitchen with appliances, recently re-fitted shower room plus light and airy lounge with dual aspect windows and two bed rooms.

The cul-de-sac itself comprises only a handful of bungalows. There is generous off-street parking by way of a long side drive which leads to a single garage.

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



Lounge



View from Lounge



Kitchen

Accommodation

ENTRANCE HALL

With built in cupboard. Radiator.

LOUNGE

14' 11" x 10' 2" (4.56m x 3.1m)

A light and airy front facing lounge with dual aspect windows and fitted electric fire in situ. Radiator

KITCHEN

12' 4" x 8' 0" (3.76m x 2.45m)

Fitted with a contemporary range of kitchen units featuring Shaker style doors with co-ordinating worktops. Integrated appliances include gas hob with extractor over and electric oven. Stainless steel sink with base cupboard beneath, space and plumbing for automatic washing machine and double panel radiator. Door leading to the exterior and built in storage cupboard.

BEDROOM 1

10' 8" x 9' 3" (3.27m x 2.82m)

With rear facing window. Radiator.

BEDROOM 2

10' 2" x 8' 7" (3.12m x 2.63m)

With front facing window. Radiator.

SHOWER ROOM

With contemporary suite comprising corner shower enclosure with plumbed in mixer shower, low level WC and pedestal wash basin. Half tiled walls with full tiling in the shower area. Chrome heated towel radiator.

OUTSIDE

The property stands back from the road behind a good-sized expanse of open plan front garden. There is a long side drive which provides off-street parking for multiple vehicles and leads to a single garage.

To the rear of the property is a private area of garden, enclosed by mature boundaries. The gardens are predominantly lawned but also include various planted areas.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 45 square metres.

CENTRAL HEATING

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

DOUBLE GLAZING



Kitchen



Bedroom



Bedroom



Shower Room

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.

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.

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

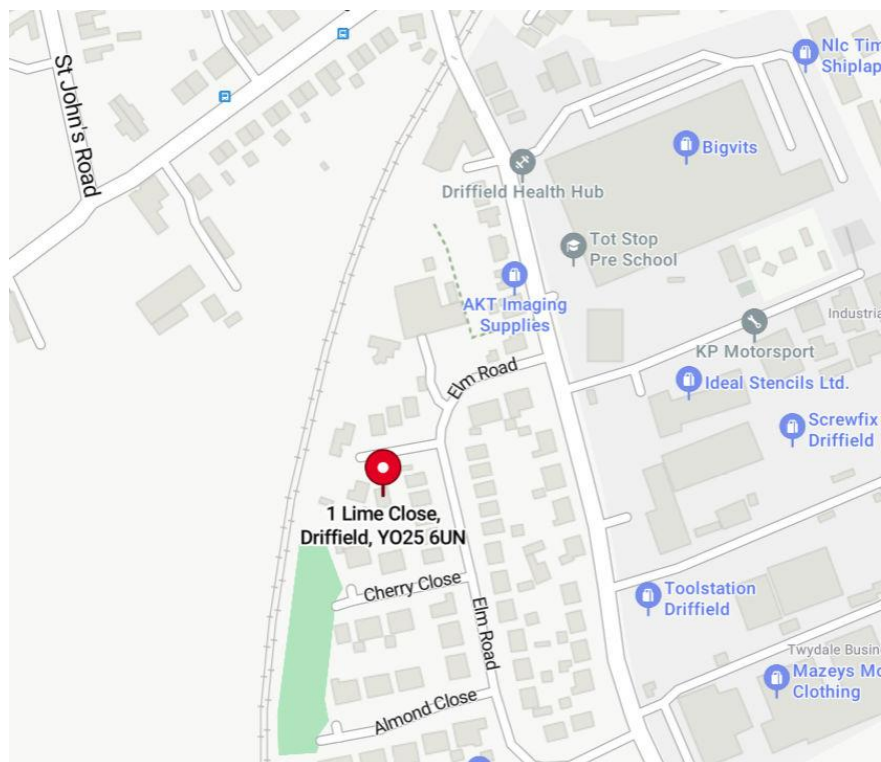
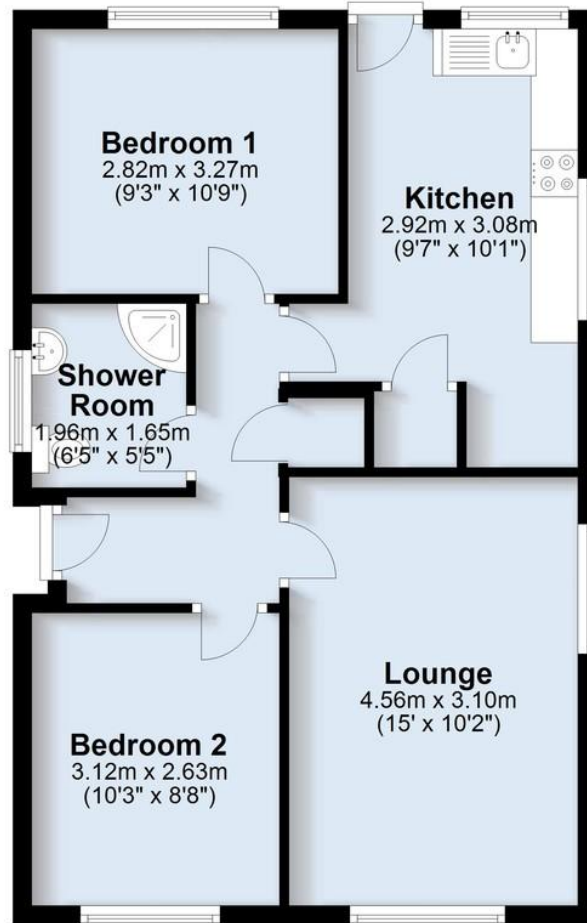
Strictly by appointment with Ulyyotts.

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 45 sq m

Ground Floor



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