



3 The Forge
Driffield
YO25 6QL

ASKING PRICE OF

£200,000

2 Bedroom Detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Conservatory



2



1



1



Garage



Gas Central Heating

3 The Forge, Driffield, YO25 6QL

It would be very difficult to find a detached bungalow closer to the town centre thoroughfare than 3 The Forge, which is a small development just off Middle Street South. Indeed, from the front door, the main street is only 60 to 70 paces meaning access to the town centre is extremely easy.

The bungalow itself is well maintained and offers two bedroom accommodation along with rear facing lounge and conservatory. To the rear is an enclosed area of garden with patio and there is also off-street parking together with single garage.

The bungalow is offered to the market in a move-into condition and VIEWING IS DEFINITELY WORTHWHILE!

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.



Conservatory



Kitchen



Bedroom



Bedroom

Accommodation

ENTRANCE HALL

Giving access into the remaining part of the property. Radiator.

LOUNGE

13' 10" x 10' 5" (4.23m x 3.2m)

A very attractive rear facing room with doors into the conservatory. Fitted fireplace with ornamental fire in situ. Radiator.

CONSERVATORY

8' 4" x 11' 2" (2.56m x 3.42m)

predominantly glazed with a dwarf brick wall, the conservatory features French doors leading out onto a paved patio. Radiator.

KITCHEN

7' 4" x 6' 9" (2.25m x 2.06m)

Fitted along three walls with a range of modern kitchen units including base cupboards and wall mounted cupboards along with co-ordinating worktops. Integrated electric oven plus gas hob with extractor over. Inset sink with single drainer and mixer tap, space and plumbing for automatic washing machine, wall hung gas-fired boiler.

BEDROOM 1

10' 6" x 10' 0" (3.22m x 3.05m)

With rear facing window and built in range of wardrobes. Radiator.

BEDROOM 2

8' 9" x 6' 9" (2.67m x 2.06m)

Front facing window. Radiator.

SHOWER ROOM

With double sized shower enclosure having a plumbed in shower, pedestal wash hand basin and low level WC. Tiled floor. Radiator.

OUTSIDE

The property stands back from the roadside behind a shallow front forecourt. To the rear, there is a paved patio with area of planted garden beyond.

In front of the property is a single garage.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.



Shower Room



Outside



Rear



Single garage

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 B.

ENERGY PERFORMANCE CERTIFICATE

Once available, 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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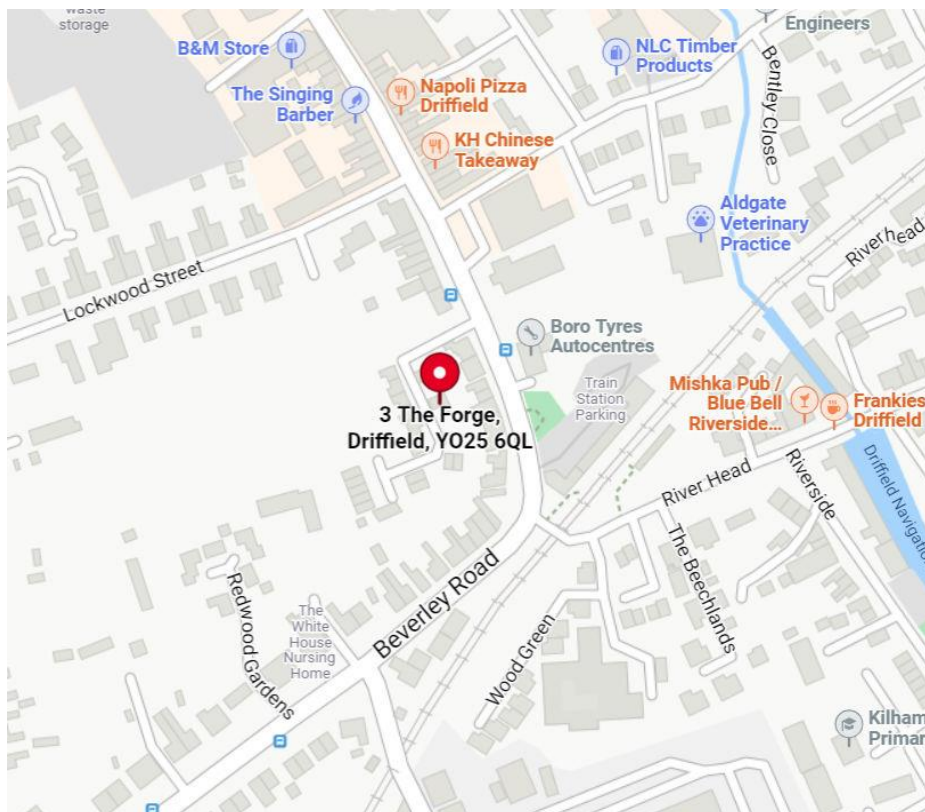
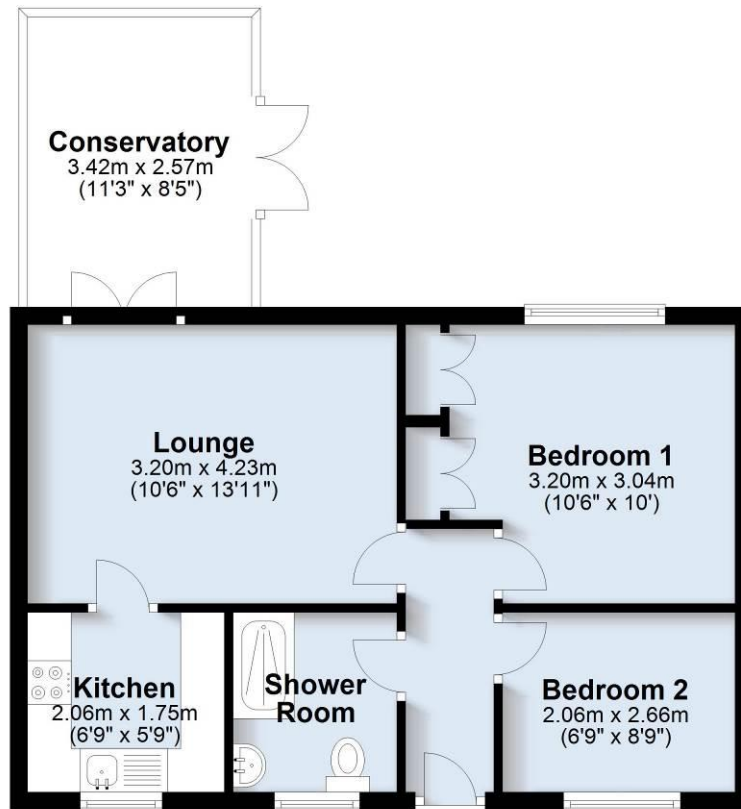
VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS

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

Ground Floor



Why Choose Ulllyotts?



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