



12 Reina Drive  
Drifffield

YO25 5BH

ASKING PRICE OF

**£220,000 NO CHAIN**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden

 2
  1
  1
  Off road parking
  Gas Central Heating

## 12 Reina Drive, Driffield, YO25 5BH

A delightful established detached bungalow, set within a cul-de-sac development which is towards the fringe of Driffield but within convenient access of the town via the local bus service. The property offers attractively maintained accommodation which includes a good-sized rear facing lounge along with a conservatory which overlooks what is an attractive garden. The kitchen is fitted with a range of integrated appliances, there are two bedrooms with the master bedroom, again being rear facing with views onto the garden.

Externally, there are front and rear gardens plus side drive and single garage.

The property also enjoys a tree-lined backdrop within what has become a very attractive and sought after cul-de-sac development and is offered to the market with NO ONWARD CHAIN.

### 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.





Kitchen



Lounge



Lounge



Conservatory

## Accommodation

### ENTRANCE HALL

With radiator and being open plan to:

### KITCHEN

10' 4" x 9' 3" (3.17m x 2.83m)

Fitted along three walls with a range of modern kitchen units including base and wall mounted cupboards and contemporary worktops to match. Integrated appliances include electric oven and four ring hob plus integrated refrigerator. Space and plumbing for automatic washing machine and inset sink with base cupboard beneath.

### LOUNGE

13' 1" x 10' 8" (4.92m x 3.26m)

With traditional fire surround housing a gas fire, double panelled radiator, coved ceiling and double doors leading into:

### CONSERVATORY

Offering views across the garden and beyond.

### BEDROOM 1

13' 8" x 9' 8" (4.17m x 2.95m)

With rear facing window and fitted range of wardrobes. Radiator.

### BEDROOM 2

10' 0" x 8' 3" (3.07m x 2.53m)

With front facing window, fitted laminate flooring and coved ceiling.

### BATHROOM

Fitted with a modern suite comprising panelled bath, pedestal wash hand basin and low-level WC. Fully tiled walls, ceramic tiled floor and chrome heated towel radiator.

### OUTSIDE

The property stands back from the road side behind its own front forecourt garden which is predominantly laid to lawn whilst also having side planted beds. There is a block paved side drive which leads to a single garage.

To the rear of the property is a paved patio and this gives way to an attractive expanse of well, mainly gravelled, garden with inset planting.

### FLOOR AREA

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





Bedroom



Bedroom



Bathroom



Rear Elevation

### 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 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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

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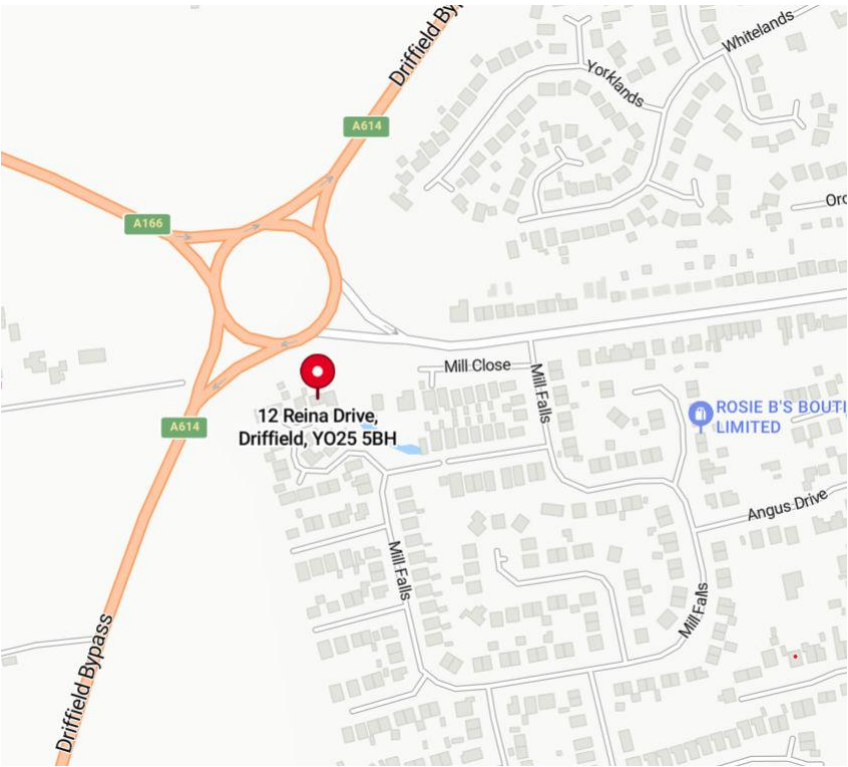
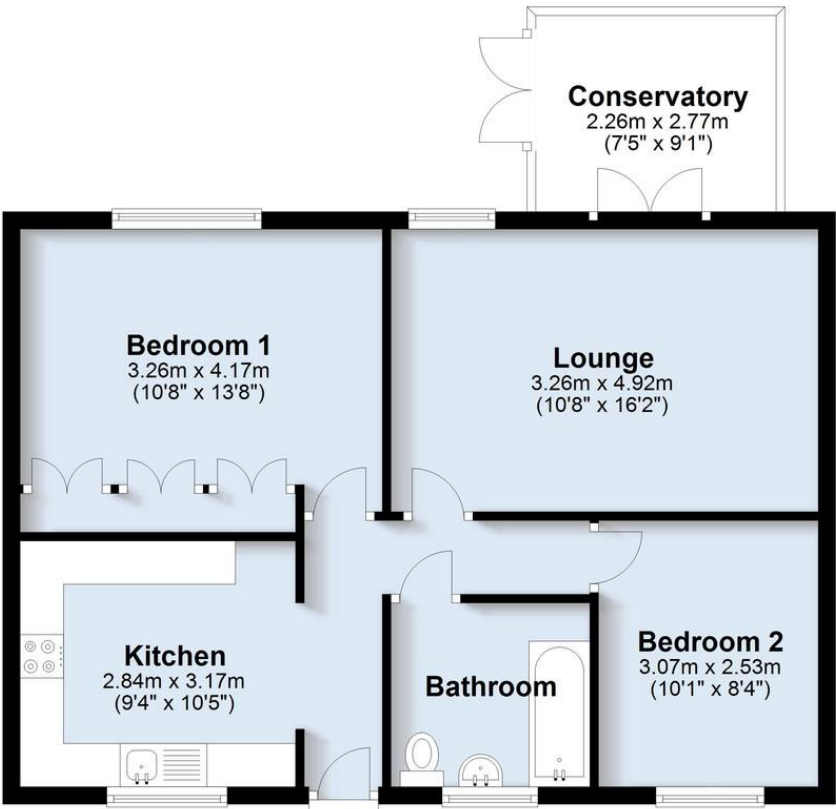
\*by any local agent offering the same level of service.

### VIEWING

Strictly by appointment with Ulllyotts.  
Regulated by RICS

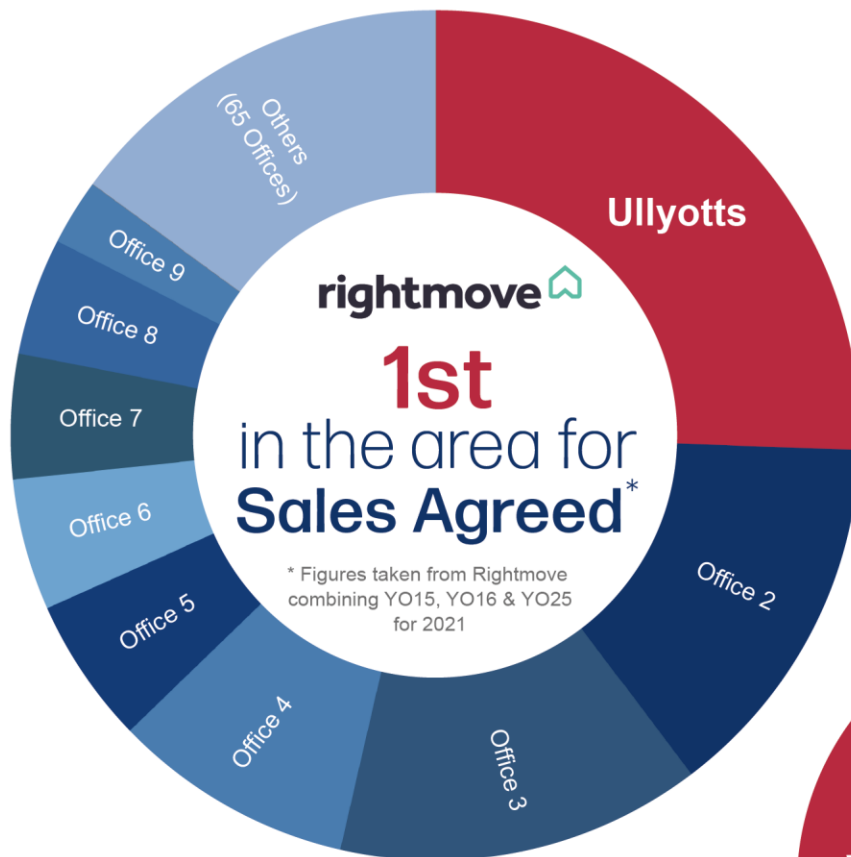
The stated EPC floor area, (which may exclude conservatories),  
is approximately 60 square metres.

**Ground Floor**





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