



8 Almond Close
Driffield

YO25 6SJ

ASKING PRICE OF

£150,000

2 bedroom semi-detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



2



1



1



Off Road
Parking



Gas Central Heating

8 Almond Close, Driffield, YO25 6SJ

Standing in a choice location and forming part of an exclusive cul-de-sac of similar properties, the location of this bungalow really is a delight!

The accommodation is offered for sale at an attractive price to reflect the need for some upgrading which will enhance the property and make it a truly lovely place to live.

Being set back from the road, the property enjoys gardens to the front and rear potential off-street parking to the side and front but parking within the cul-de-sac itself would usually present no issue.

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.



Entrance Hall



Lounge



Lounge



Kitchen

Accommodation

ENTRANCE LOBBY

ENTRANCE HALL

With built-in cupboard.

LOUNGE

14' 11" x 10' 1" (4.57m x 3.08m)

With front facing window and fitted gas fire with surround.

Coved ceiling. Radiator.

KITCHEN

12' 6" x 7' 10" (3.82m x 2.4m)

With a basic range of kitchen units including base and draw cupboards with worktops over and wall mounted cupboards to match. Inset sink with base cupboard beneath, point for a gas cooker and space for a refrigerator. Two built-in storage cupboards and door to rear.

BEDROOM 1

10' 9" x 8' 9" (3.29m x 2.69m)

With rear facing window. Radiator.

BEDROOM 2

10' 4" x 8' 7" (3.15m x 2.63m)

With front facing window. Radiator.

BATHROOM

With suite in white comprising panelled bath, pedestal wash hand basin and low-level WC. Half tiled walls.

OUTSIDE

The property stands back from the road behind a front lawn and garden with side borders. There is a path which leads to the side of the property. Vehicle access can be created either to the side of the property, or front if required. To the rear is an enclosed area of garden including patio, lawn and side borders. There is a garden shed and summerhouse.

FLOOR AREA

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

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.



Kitchen



Bedroom



Bedroom



Bathroom

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

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

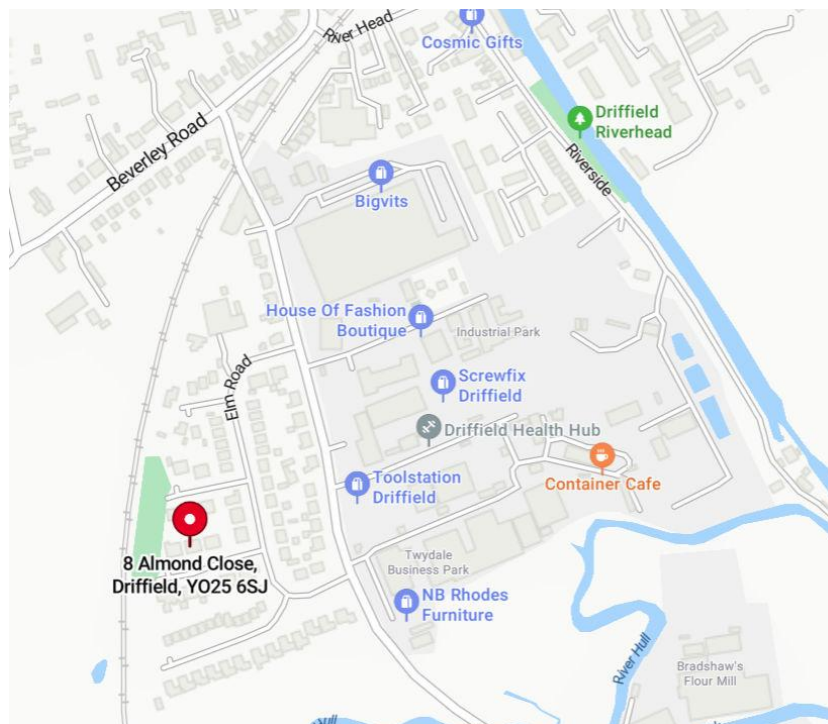
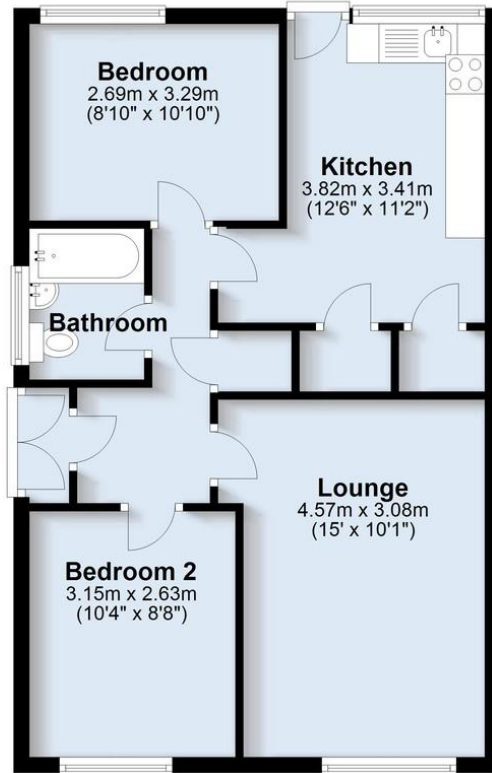
Strictly by appointment with Ulllyotts.

Regulated by RICS

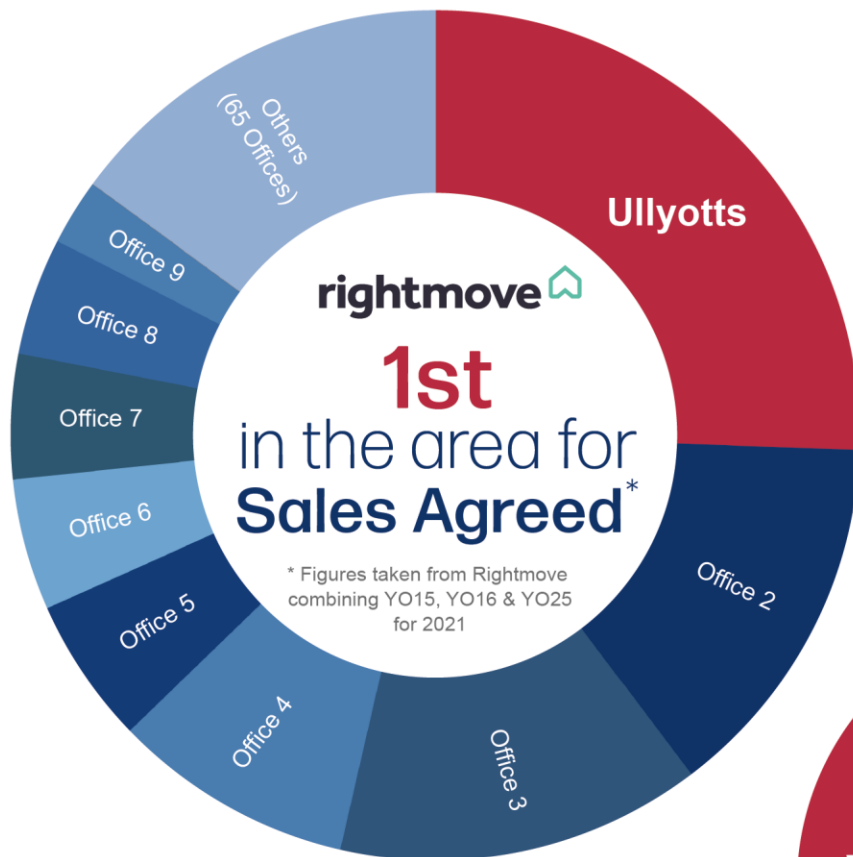
The stated EPC floor area, (which may exclude conservatories),
is approximately 55 sq m

Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



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