



19 Angus Drive
Driffield

YO25 5BQ

ASKING PRICE OF

£200,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



Off Road
Parking



Gas Central Heating

19 Angus Drive, Driffield, YO25 5BQ

Located within a popular, sought after residential cul-de-sac of similar properties this is a competitively priced detached bungalow which provides two bedroom accommodation along with private enclosed rear garden, single garage and additional car parking.

The property is in good, well maintained order and the accommodation includes a lounge which has French doors opening onto the rear garden along with fitted kitchen, two bedrooms (one fitted) and main bathroom.

This really is a great setting and a competitively priced bungalow of which VIEWING IS HIGHLY RECOMMENDED!

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



Kitchen



Bedroom



Dining Room

Accommodation

ENTRANCE HALL

With further access into all principal rooms.

LOUNGE

16' 6" x 11' 1" (5.05m x 3.38m)

With rear facing French doors leading out onto the garden, fitted fireplace, dado rail and double panelled radiator.

KITCHEN

10' 0" x 8' 2" (3.07m x 2.51m)

Fitted with a range of base and wall mounted cupboards along with worktops and including one and a half bowl sink with base cupboard beneath and integrated appliances including gas hob with electric oven. Space for a refrigerator. Built in cupboard and rear facing window.

BEDROOM 1

13' 0" x 9' 1" (3.98m x 2.79m)

Fitted along one wall with a range of wardrobes. Coved ceiling plus front facing window. Radiator.

BEDROOM 2

9' 0" x 8' 0" (2.76m x 2.46m)

With side facing window and coved ceiling. Radiator.

BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low-level WC.

OUTSIDE

The property benefits from an enclosed area of fenced garden to the rear. There is a single garage to the side of the property plus additional parking space adjacent.

FLOOR AREA

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



Bathroom



Outside

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

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

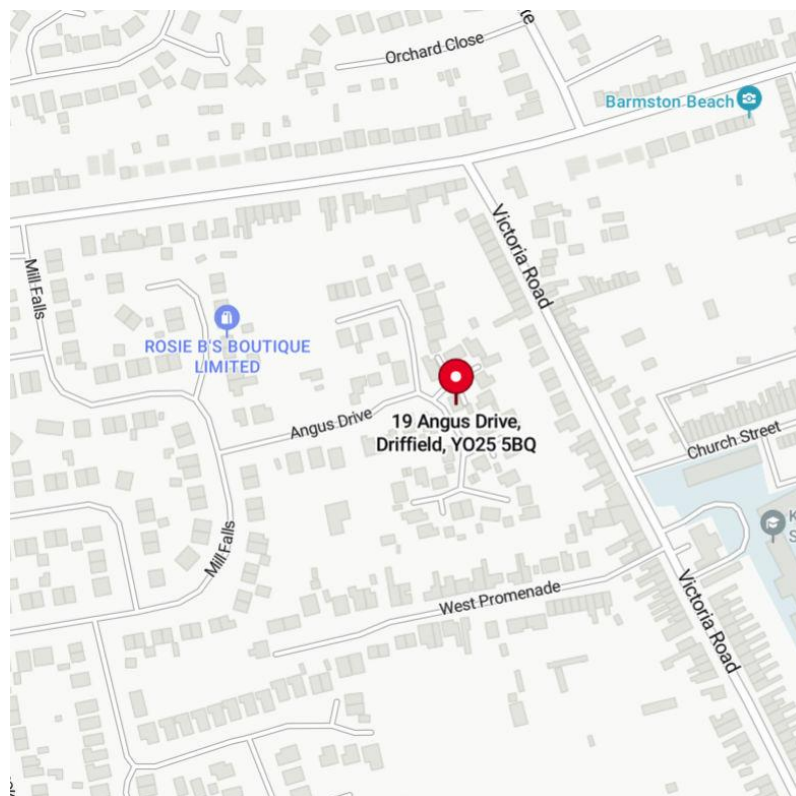


Garage

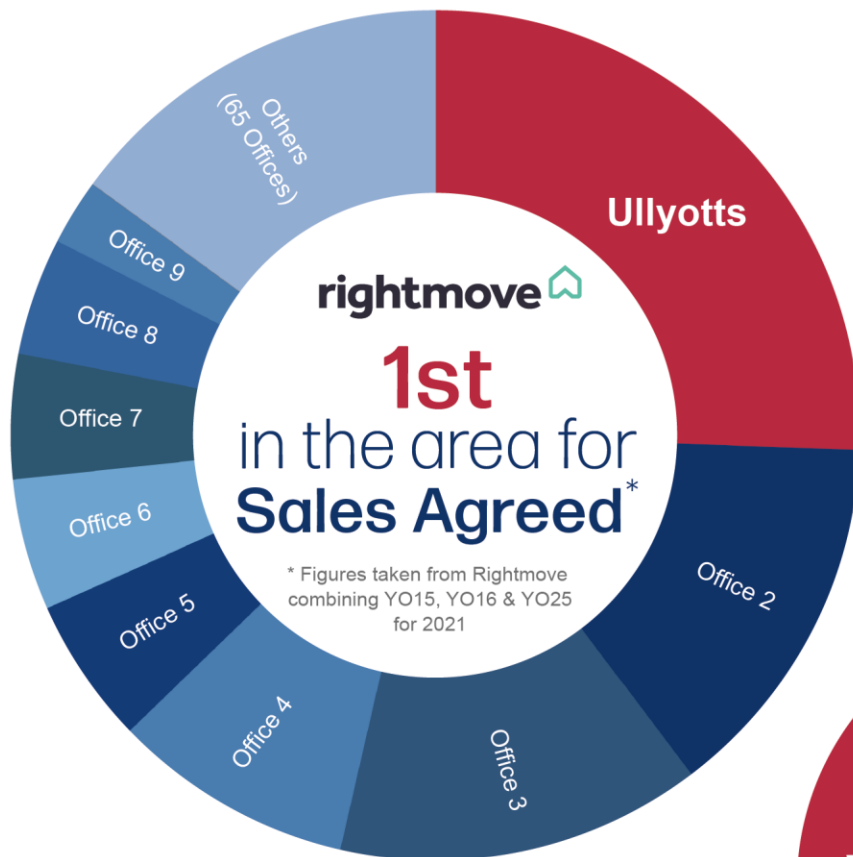
The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



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