



29 Bracken Road
Driffield
YO25 6UJ

ASKING PRICE OF

£260,000

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Conservatory



Off Road
Parking



Gas Central Heating

29 Bracken Road, Driffield, YO25 6UJ

A deceptively spacious detached bungalow which offers up to 3 bedroom accommodation but is versatile enough to be used as a two bedroom/two reception room home with one room opening out into a conservatory which offers views over the garden.

The bungalow is in IMMACULATE CONDITION THROUGHOUT and certainly ready to move into! Its smart façade features a gravelled forecourt garden plus block paved drive which leads to a single garage. The drive provides ample car parking for multiple vehicles whilst, to the rear of the property is a generously proportioned garden that is predominantly laid to lawn.

The interior of this property is just as well maintained and features a spacious, front facing lounge, well fitted kitchen with quality oak finished Shaker style doors and integrated appliances.

There are front and rear bedrooms, one of which leads into a conservatory, plus well fitted shower room.

In summary, this is a truly delightful bungalow in a great position, within level walking distance of the town centre and also benefitting from being on the local town bus route.

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



Kitchen



Bedroom

Accommodation

ENTRANCE HALL

With door to:

LOUNGE

18' 2" x 11' 3" (5.56m x 3.43m)

With front facing window and feature fire surround having an electric fire in situ. Coved ceiling. Radiator.

KITCHEN

10' 2" x 7' 6" (3.1m x 2.31m)

Extensively fitted with a range of kitchen units featuring quality oak finished Shaker style doors including base and wall mounted cupboards along with worktops. Integrated electric oven and hob with extractor over, inset one and a half bowl stainless steel sink with base good beneath, space and plumbing for automatic washing machine with additional provision for a dishwasher or dryer. Radiator. Wall hung boiler, concealed behind wall unit. Exterior door.

BEDROOM 1

11' 1" x 9' 8" (3.38m x 2.95m)

Radiator.

BEDROOM 2

9' 8" x 8' 7" (2.95m x 2.62m)

Radiator.

BEDROOM 3

11' 8" x 7' 8" (3.58m x 2.36m)

Radiator.

CONSERVATORY

Of uPVC construction with door leading on to patio and garden.

SHOWER ROOM

Modern suite comprising Quadrant style shower enclosure with electric shower in situ. Pedestal wash hand basin and low-level WC. Heated towel radiator. Coved ceiling.

OUTSIDE

The property stands back from the road behind a front forecourt which is gravelled. There is a block paved drive which provides off-street parking for multiple vehicles and also leads to a single garage.

To the rear of the property is an enclosed area of garden which is predominantly laid to lawn whilst also having side planted borders.



Bedroom



Bedroom



Shower Room



Garden

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 69 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.

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.



Outside

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

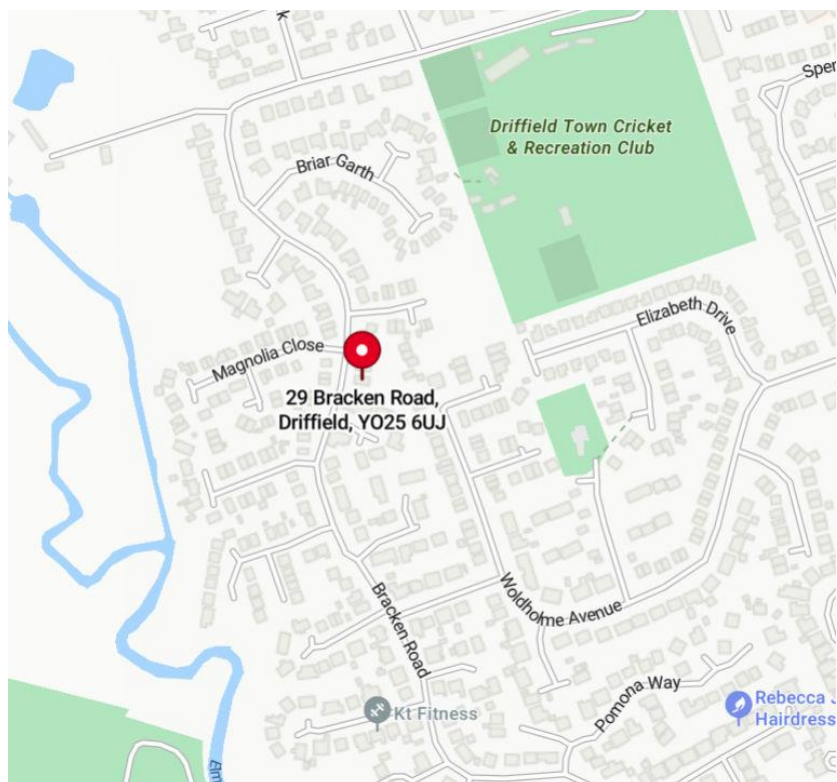


Rear Elevation



Single garage






The stated EPC floor area, (which may exclude conservatories),
is approximately 69 sq m



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