



29 Angus Drive
Driffield

YO25 5BQ

ASKING PRICE OF

£250,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■

EST 1891

01377 253456



Detached Double Garage



Double
Garage



Gas Central Heating

29 Angus Drive, Driffield, YO25 5BQ

A detached bungalow which is located within a popular and sought-after development of similar properties with the added benefit and rarity of a detached double garage.

The accommodation on offer includes two bedrooms as well as lounge and fitted breakfast kitchen plus shower room. The bungalow could benefit from some cosmetic upgrading but represents excellent value for money, especially when considering the attributes on offer!

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



Shower Room



Garden

Accommodation

ENTRANCE HALL

Coved ceiling. Radiator.

LOUNGE

16' 7" x 11' 8" (5.08m x 3.56m)

With ornate fire surround and fire in situ, coved ceiling, double panelled radiator and doors leading out onto the rear garden.

KITCHEN

16' 7" x 10' 9" (5.08m x 3.28m)

Fitted with a wealth of traditionally styled units finished with panelled doors including base and wall mounted cupboards along with worktops. Integrated electric oven and hob with extractor over, inset sink with single drainer, space and plumbing for automatic washing machine and space for a refrigerator. Door leading out to the exterior.

BEDROOM 1

12' 8" x 10' 8" (3.88m x 3.27m)

With front facing window and coved ceiling. Radiator.

BEDROOM 2

12' 1" x 7' 10" (3.7m x 2.39m)

With front facing window and coved ceiling. Radiator.

SHOWER ROOM

With Quadrant style shower enclosure, pedestal wash hand basin and low level WC. Radiator. Half tiled walls with full tiling to the shower.

OUTSIDE

The property stands back from the road behind an area of lawned garden with gravel being immediately to the front of the property. There is a double garage with twin up and over doors immediately to the front of the property. To the rear is an enclosed area of garden.

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.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating 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

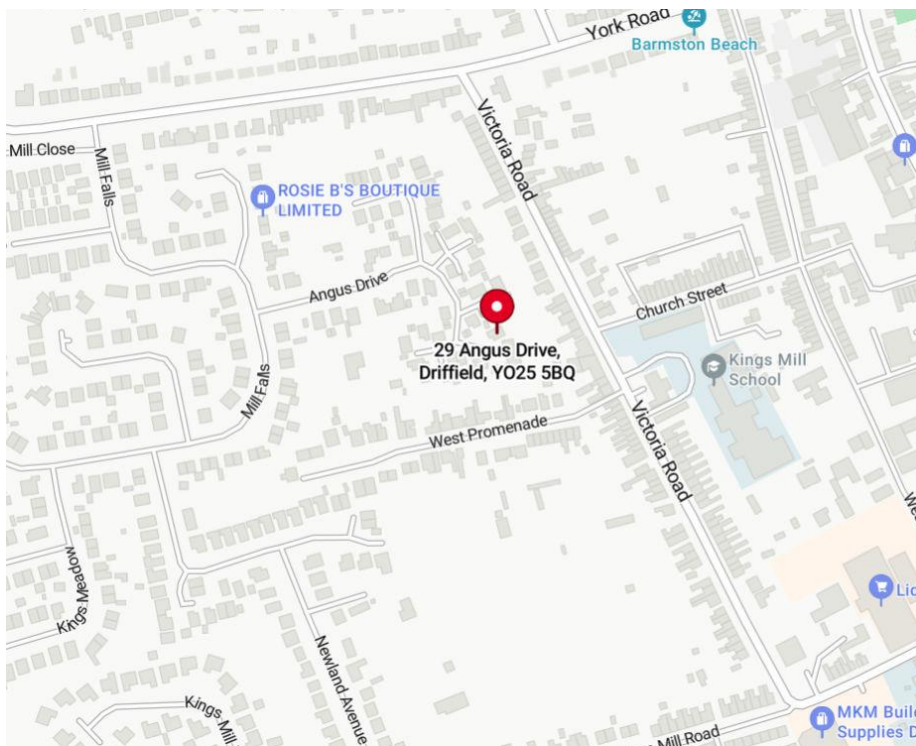
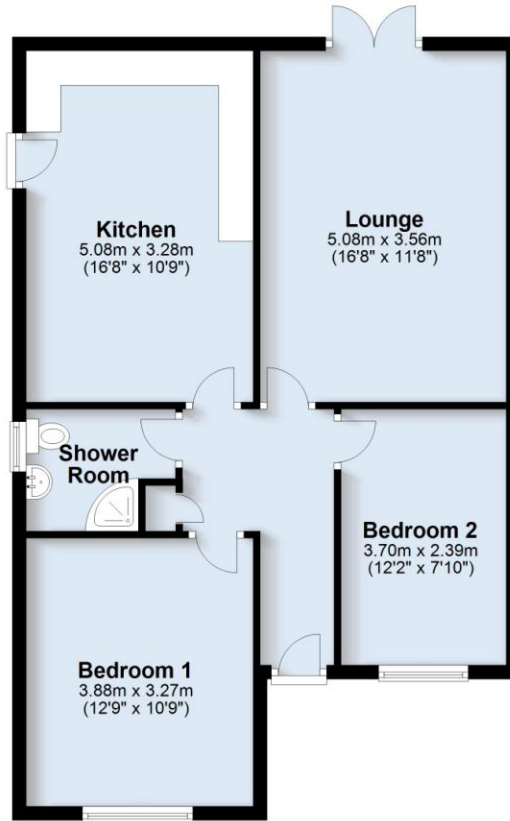
Strictly by appointment with Ulyotts.

Regulated by RICS

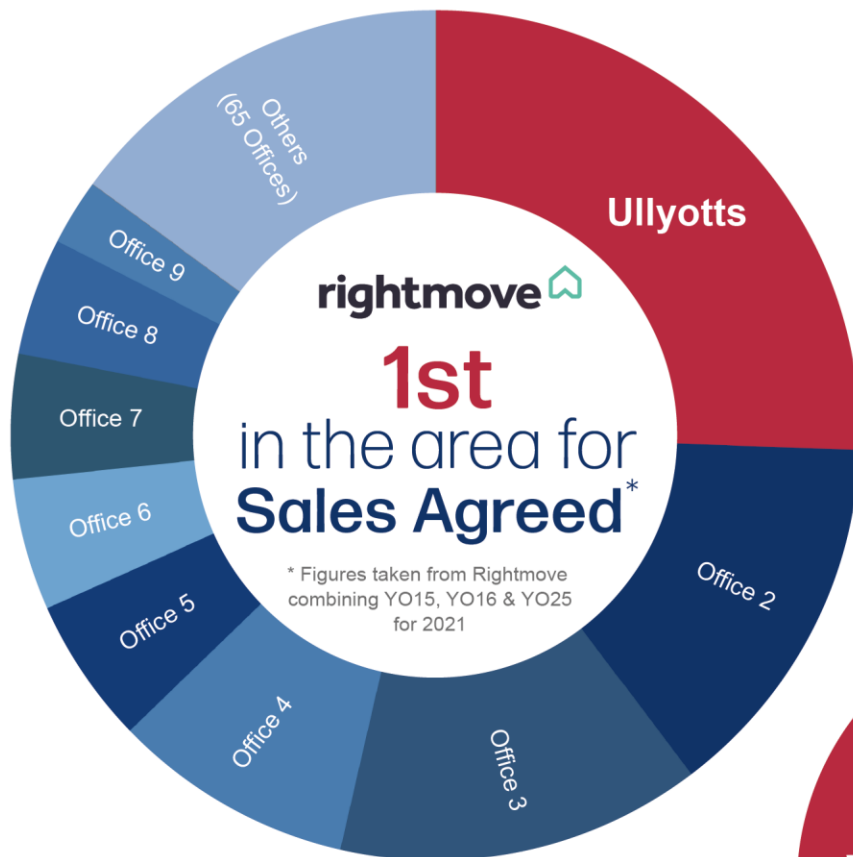
The stated EPC floor area, (which may exclude conservatories),
is approximately 70 square metres.

Ground Floor

Approx. 68.3 sq. metres (735.0 sq. feet)



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