



4 Park Close  
Driffield  
YO25 6DN

ASKING PRICE OF

**£220,000**

2 bedroom detached bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



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1



Garage & Off  
Road Parking



Gas Central Heating

## 4 Park Close, Driffield, YO25 6DN

Standing in an enviable position overlooking Driffield Beck and across to North End Park, this is a beautifully presented detached bungalow with the added benefit of being conveniently situated for access into the town centre, via Middle Street North.

The property combines well appointed accommodation which is in a ready to move into condition with relatively low maintenance rear gardens and generous off-street parking together with a single garage.

**Bungalows in such a location are very sought after and by definition, are very rare so AN EARLY INSPECTION IS THOROUGHLY 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



Lounge



Kitchen



Kitchen

## Accommodation

Side Entrance into:

### HALL

### LOUNGE

18' 8" x 13' 3" (5.71m x 4.05m)

With coal effect electric fire within a traditional surround.

Large front window and ample space for a dining table. Two radiators.

### KITCHEN

11' 0" x 9' 10" (3.37m x 3m)

Well fitted with a range of modern kitchen units featuring panelled doors and integrated appliances which include electric oven, four-ring gas hob with extractor canopy over. In set one and a half bowl stainless steel sink with mixer tap. Wall hung boiler.

### BEDROOM 1

13' 11" x 9' 2" (4.26m x 2.81m)

With rear facing window. Radiator.

### BEDROOM 2

13' 10" x 8' 11" (4.23m x 2.74m)

With rear facing window. Radiator.

### SHOWER ROOM

With built in shower cubicle housing a Myra Sport electric shower, pedestal wash hand basin and low level WC. Radiator.

### OUTSIDE

The property stands back from the road behind an area of front garden. There is a side drive which leads to a covered car park and this in turn leads to a single garage.

To the rear of the property is a slightly terraced garden featuring patio areas, gravelled beds with the uppermost terrace having attractive views over the rooftops across to North End Park with all its mature trees.

### FLOOR AREA

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

**WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW**

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

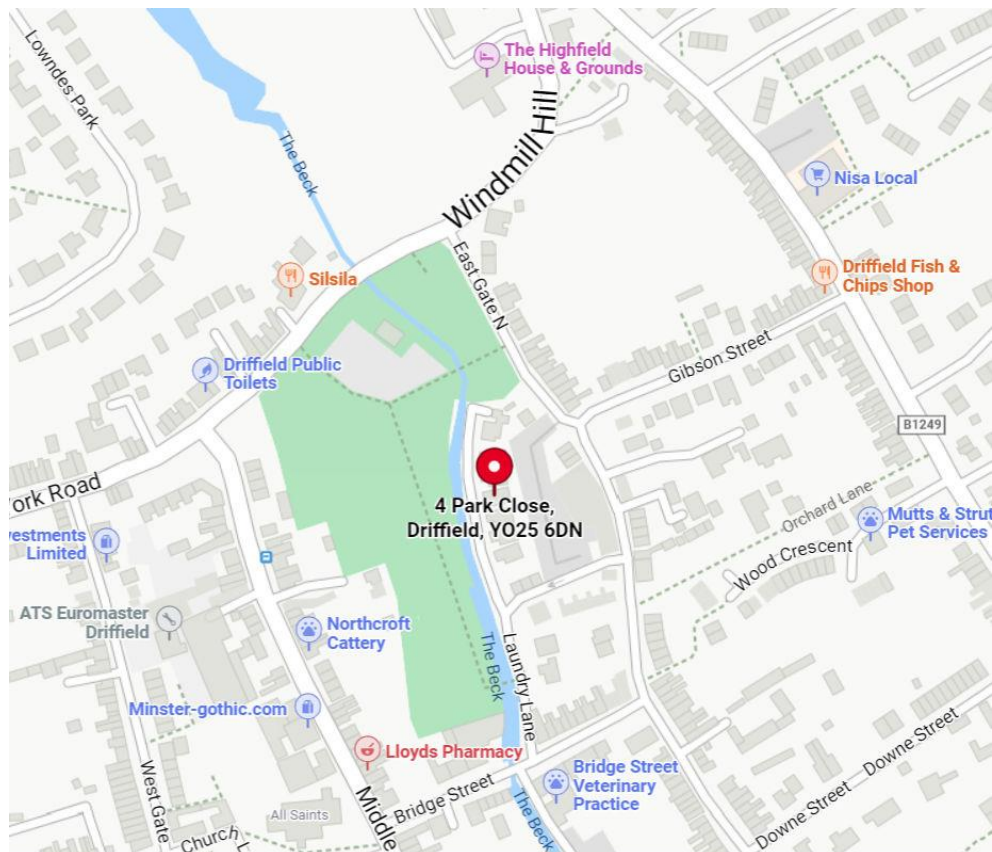
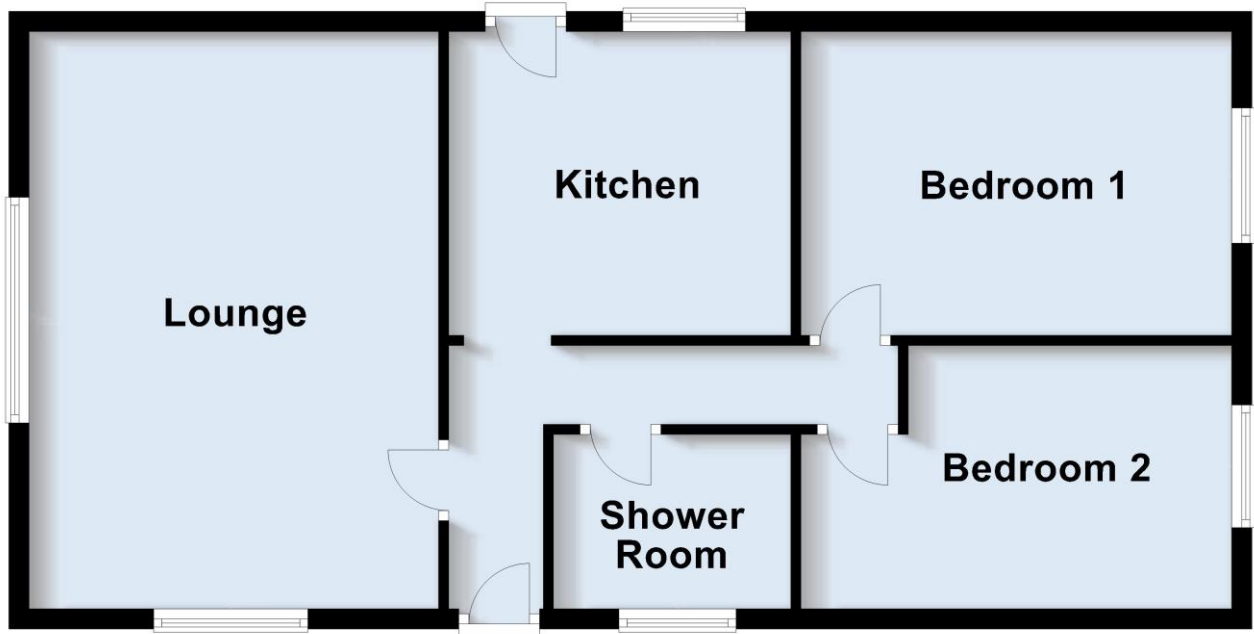
**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS

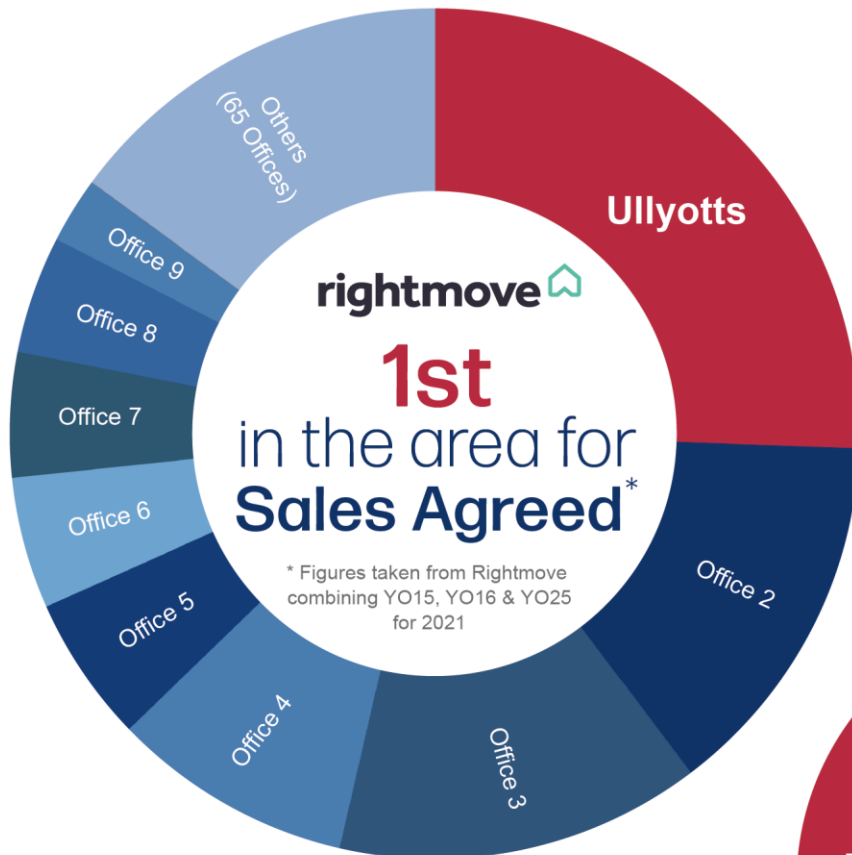
The stated EPC floor area, (which may exclude conservatories),  
is approximately 66 sq m

## Ground Floor





# Why Choose Ulllyotts?



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**We will never be  
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- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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