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EST 1891



11 Clematis Close
Driffield

YO25 6XQ

ASKING PRICE OF

£175,000

2 Bedroom Semi - Detached Bungalow

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01377 253456



Rear Elevation



2



1



1



Off Road
Parking



Gas Central Heating

11 Clematis Close, Driffield, YO25 6XQ

Located within a quiet cul-de-sac development, within convenient access of Bracken Road and as such, access into Driffield itself, this is an immaculately presented semi-detached bungalow offering two bedroom accommodation.

This is a property which is simply priced to sell, benefitting from a modern kitchen and bathroom with very attractive decoration throughout. The property is offered for sale in a 'move in' condition.

The southerly facing garden is enclosed and includes a small patio area immediately to the rear of the bungalow plus shed. There is off-street parking and single garage.

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

ENTRANCE INTO:

LOUNGE

19' 1" x 9' 11" (5.84m x 3.04m)

With front facing window and vinyl flooring, ceiling coving, and television point. Radiator.

KITCHEN

9' 9" x 9' 0" (2.98m x 2.76m)

Fitted with a wealth of modern kitchen units including base and wall mounted cupboards finished with Shaker style doors and co-ordinating worktops. Space and plumbing for automatic washing machine, space for a refrigerator, space for a slot in electric oven with extractor over. Inset ceiling spotlights. Stainless steel sink with base cupboard beneath. Vinyl flooring and radiator. Door to the rear.

INNER HALL

With vinyl flooring.

BEDROOM 1

11' 1" x 10' 1" (3.4m x 3.09m)

With rear facing window and fitted carpets. Telephone point and loft access. Radiator.

BEDROOM 2

10' 2" x 9' 3" (3.1m x 2.82m)

With rear facing window and fitted carpets. Television point. Radiator.

BATHROOM

7' 4" x 6' 2" (2.24m x 1.89m)

With side facing window and being fitted with a modern suite comprising low-level WC, vanity wash hand basin and 'P' shaped bath with shower over. Vinyl flooring and heated towel rail.

OUTSIDE

The property forms part of a cul-de-sac development comprising bungalows and houses. It is set back from the road behind its own front lawn forecourt, plus additional gravelled area which provides off-street parking. In addition, there is a single garage and further parking.

To the rear of the property is an enclosed area of garden which features paved patio plus lawn and side borders.

FLOOR AREA

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



Bedroom



Bedroom



Bathroom



Garden

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating 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?

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VIEWING

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