



2 West Box Close
Drifffield
YO25 6QX

ASKING PRICE OF

£435,000

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Breakfast Kitchen

 3
  1
  2
  Off-road parking
  Gas Central Heating

2 West Box Close, Driffield, YO25 6QX

LOCATION, LOCATION, LOCATION ...

Forming part of an exclusive development of bungalows, just off Beverley Road, and presented to an 'as new' standard throughout, this is a rare opportunity to purchase a quality, sought-after bungalow in what has become one of Driffield's most exclusive locations!

Originally constructed by renowned local developers to a high specification, the quality of this bungalow internally has been maintained and features oak finished cottage style internal doors, contemporary bathroom and en-suite plus fully fitted kitchen with well branded appliances and granite worktops. Immediately prior to sale, the property has been fully re-decorated and new floor coverings added making this literally ready for immediate occupancy.

The gardens are located to the front and rear of the bungalow and a side drive provides off-street parking and leads to a 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.



Breakfast Kitchen



Utility



Lounge



Master Bedroom

Accommodation

ENTRANCE HALL

A very spacious, welcoming entrance hall to the property featuring large storage cupboard and a wealth of quality oak finished interior doors leading off to the remaining accommodation.. Radiator

LOUNGE

14' 0" x 17' 11" (4.29m x 5.47m)

Rear facing French doors onto the garden. Modern fire surround with gas stove effect fire in situ. Radiator.

BREAKFAST KITCHEN

22' 8" x 11' 8" (6.91m x 3.57m)

Comprehensively fitted with a modern kitchen featuring base and wall mounted cupboards finished with matching grey doors and granite worktops. Integrated appliances include Neff oven and grill plus separate microwave, four ring gas hob with extractor over. Ceramic tiled floor. The breakfast area features French doors leading out onto the rear garden with windows to either side. Radiator.

UTILITY

9' 1" x 5' 0" (2.77m x 1.53m)

With stainless steel sink and cupboard beneath plus worktop. Space and plumbing for automatic washing machine. Radiator.

SHOWER ROOM

With suite comprising low-level WC and wash hand basin, separate shower area with glass screen. Heated towel radiator.

MASTER BEDROOM

10' 7" x 11' 11" (3.25m x 3.64m)

Fitted along one wall with a range of wardrobes. Front facing window. Radiator.

EN-SUITE

With shower enclosure, low-level WC and vanity wash hand basin. Radiator.

BEDROOM 2

10' 7" x 8' 7" (3.25m x 2.63m)

With front facing window. Radiator.

BEDROOM 3

10' 7" x 8' 7" (3.25m x 2.63m)

With front facing window. Radiator.

OUTSIDE

The property forms part of a cul se sac of similar properties. It is set back from the road behind a smart front facing garden. There is a side driving and this leads to a single garage. To the rear is an enclosed area of garden



En-Suite



Bedroom



Shower Room



Garden

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 115 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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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



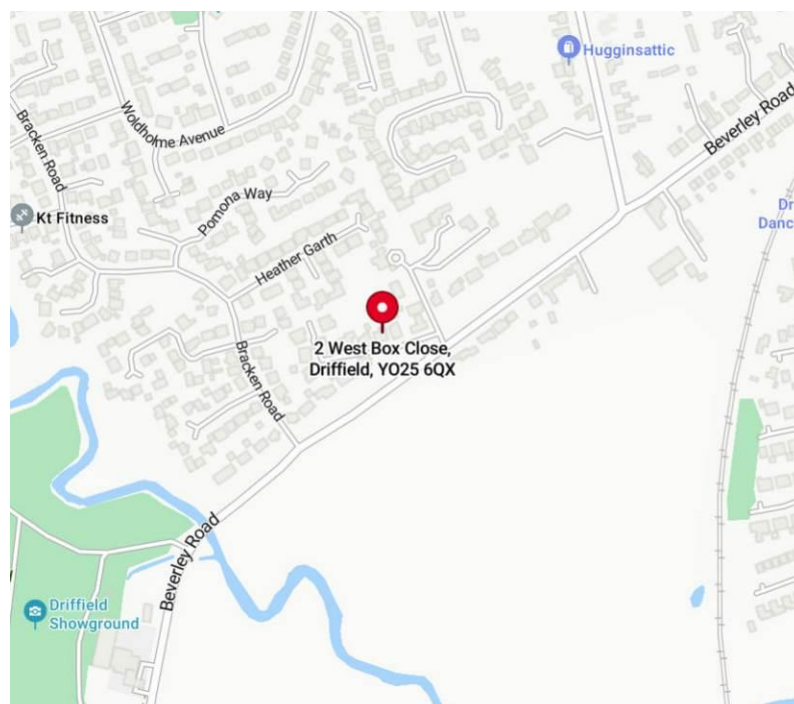
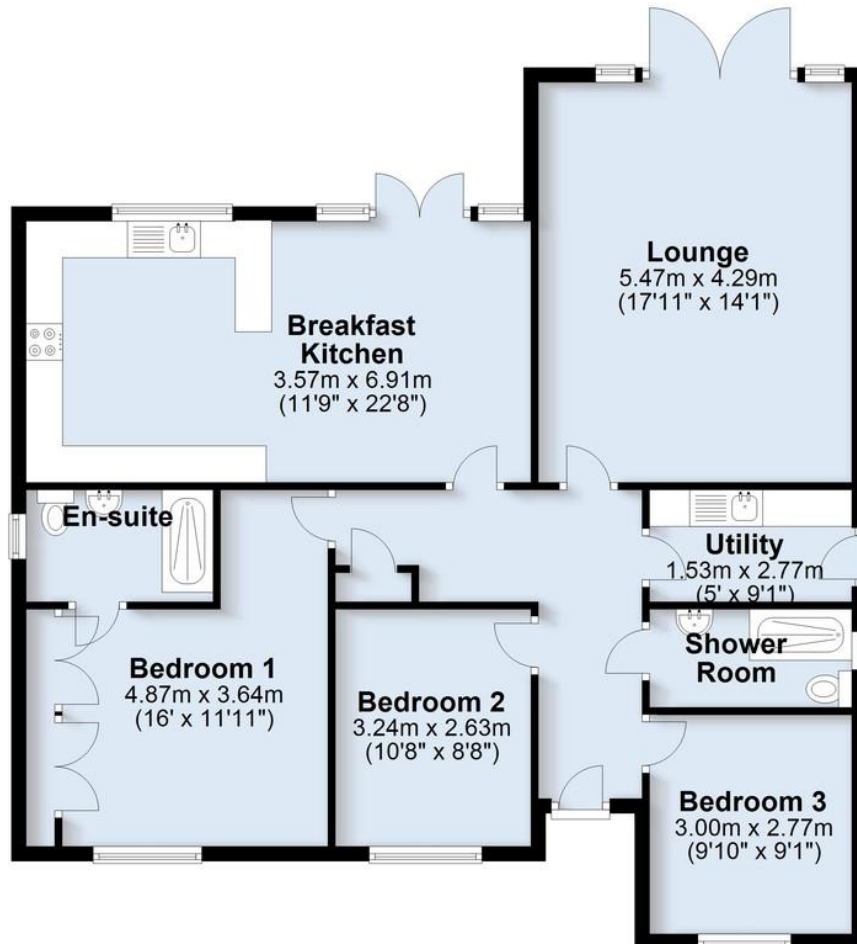
Rear Elevation



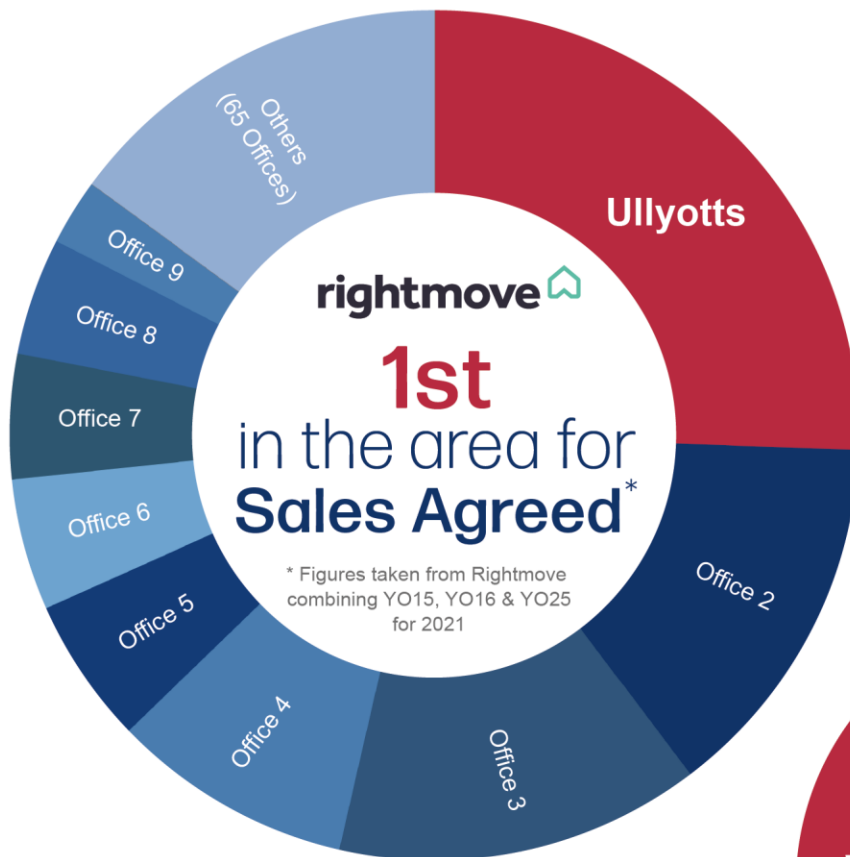
The stated EPC floor area, (which may exclude conservatories),
is approximately 115 sq m

Ground Floor

Approx. 106.5 sq. metres (1146.3 sq. feet)



Why Choose Ulllyotts?



Our guarantee to you
We will never be beaten on fees!

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **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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