



6 Sylvan Falls
Driffield
YO25 5FE

ASKING PRICE OF

£285,000

3 Bedroom Detached Dormer Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



3



1



2



Off-road
parking



Gas Central Heating

6 Sylvan Falls, Driffield, YO25 5FE

AN EXTREMELY VERSATILE HOME with bedrooms on both the ground and first floor levels including an en-suite on the ground floor, this really is a home which is likely to have a wide demand through several types of buyers.

The property is located within a choice area of Driffield within level walking distance of the town centre. The cul-de-sac setting of the property means location is relatively quiet with no through traffic.

The ground floor includes Entrance Hall plus delightful through lounge with a conservatory leading off and extensively fitted breakfast kitchen which includes a wealth of integrated appliances. There is an additional reception room, or guest bedroom on the ground floor which has its own en-suite whilst on the first floor are two good sized bedrooms and house bathroom.

The property offers easily maintained rear gardens along with side drive which provides off-street parking plus 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/Dining Area



Conservatory



Kitchen

Accommodation

ENTRANCE HALL

With wooden flooring and open staircase leading off to the first floor having a spindled bannister.

THROUGH LOUNGE

20' 11" x 10' 2" (6.4m x 3.1m)

With feature fireplace including an electric fire. Coved ceiling. Radiator. Wood effect flooring. French doors leading into:

CONSERVATORY

With delightful views across the garden. Wood effect flooring.

BREAKFAST KITCHEN

15' 2" x 7' 10" (4.64m x 2.39m)

Extensively fitted with a range of modern kitchen units featuring gloss cream doors and including base and wall mounted cupboards with worktops. One and a half bowl sink with base cupboard beneath and a range of integrated, concealed appliances including dishwasher, fridge freezer and washing machine. Integrated oven and hob with extractor and concealed boiler.

BEDROOM/ DINING ROOM

9' 3" x 8' 10" (2.82m x 2.7m)

With ceiling coving. Radiator.

EN-SUITE

With shower enclosure, low level WC, vanity wash hand basin and chrome ladder style radiator. Half tiled walls and tiled floor.

FIRST FLOOR LANDING

A huge space which can be utilised as a room in itself. Velux style window. Radiator.

BEDROOM 1

18' 5" x 10' 9" (5.62m x 3.3m)

With front facing window. Radiator.

BEDROOM 2

11' 8" x 11' 0" (3.57m x 3.37m)

With front facing window. Radiator.

BATHROOM

With suite comprising double shower enclosure and plumbed-in shower, vanity wash hand basin and low-level WC. Integrated shelving and recessed ceiling lighting.

OUTSIDE

The property stands back from the road behind an open plan front garden. There is vehicle access to the side which provides car parking and leads to a single garage. To the rear of the



Kitchen



Bedroom/Dining Room



En-Suite



Bedroom

property is an enclosed area of landscaped garden featuring lawn and gravelled areas. The garden includes a timber shed.

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.



Bedroom

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.



Bathroom

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

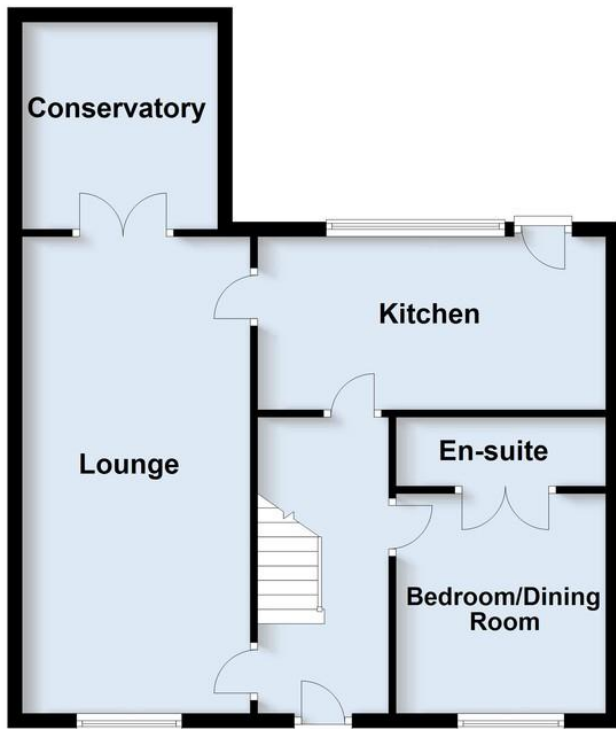
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

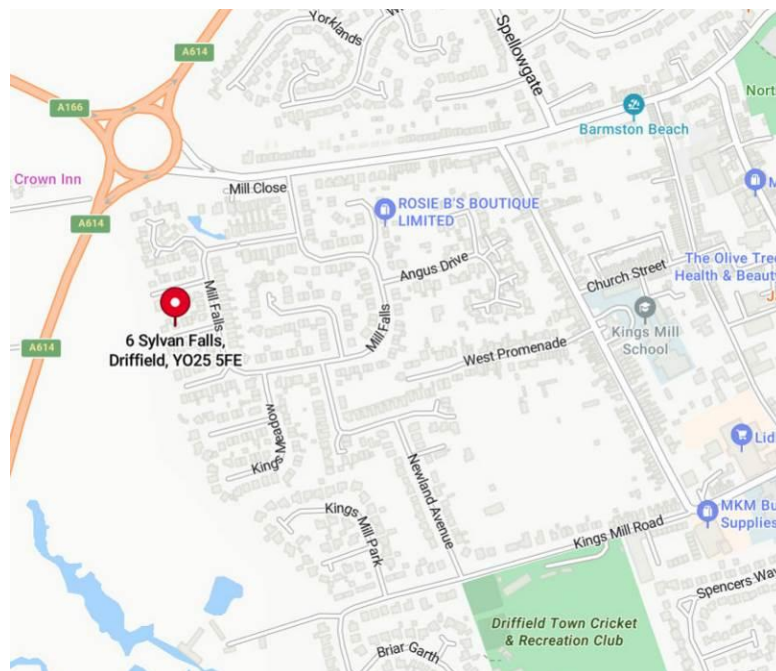
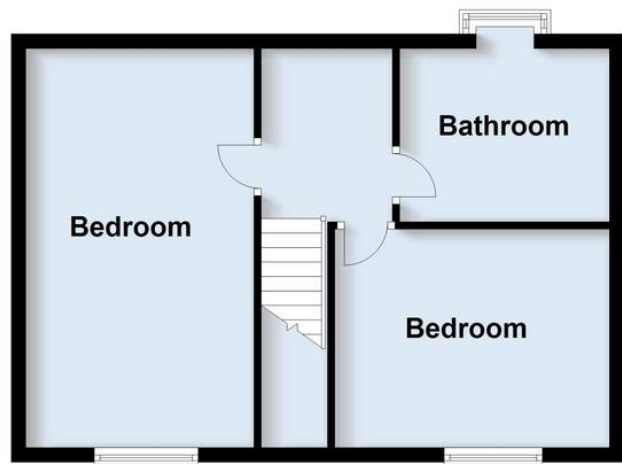
Ground Floor

Approx. 61.3 sq. metres (659.6 sq. feet)

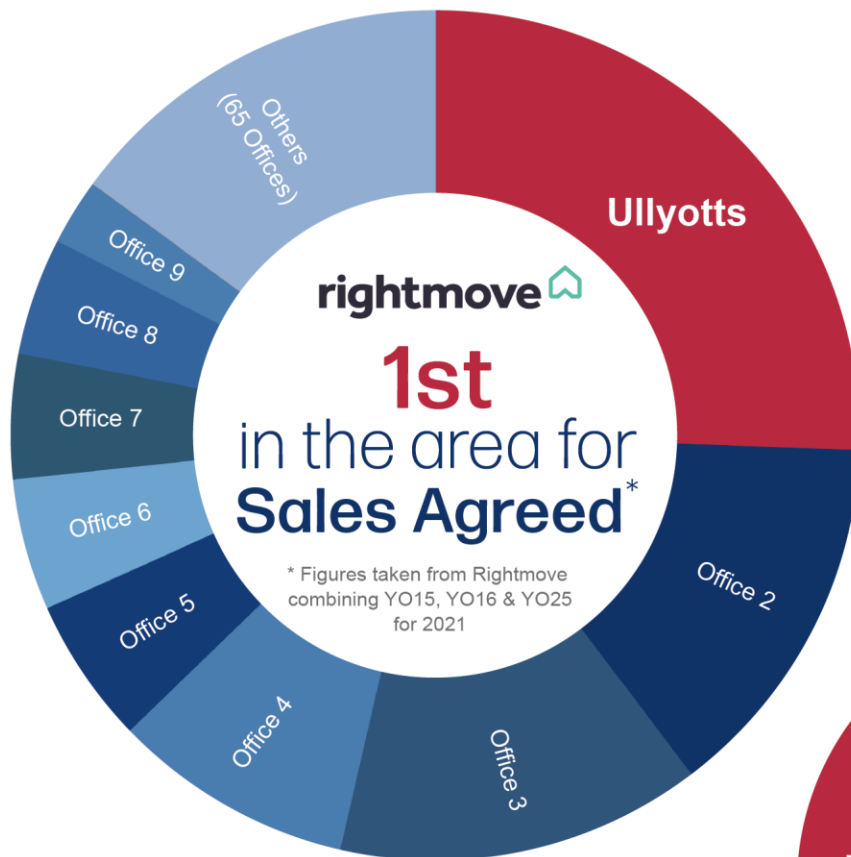


First Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



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