



166 The Mount
Driffield
YO25 5JL

£250,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Outside



2



1



1



Parking for multiple vehicles



Gas Central Heating

166 The Mount, Driffield, YO25 5JL

A generously proportioned detached bungalow on a good-sized plot in a non-estate setting within a cul-de-sac that forms part of **The Mount**. The property was fully refurbished within recent years and is presented to an excellent standard throughout including modern kitchen and bathroom along with an easily manageable interior.

A particular feature of the property is the plot which includes an extensive frontage and side, enclosed by a timber fence. To the rear is good vehicle access suitable for multiple vehicles and the accommodation has been enhanced by the addition of a conservatory/side porch.

In short, this is a lovely, light and airy bungalow in a great setting convenient for access into Driffield yet being rightly situated off the main beaten track.

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



Bedroom



Bedroom

Accommodation

ENTRANCE HALL

With built-in storage cupboard and double panelled radiator.

LOUNGE

14' 11" x 11' 10" (4.55m x 3.61m)

With front facing window plus additional side facing window. Electric fire in situ with traditional styled surround. Double panelled radiator and coved ceiling.

KITCHEN

11' 11" x 8' 0" (3.65m x 2.46m)

Fitted with a range of traditionally styled kitchen units featuring Shaker style doors and wood effect worktops, slot in gas cooker with four ring hob and extractor hood over. Inset sink with single drainer and swan neck mixer tap and front facing window. Space and plumbing for automatic washing machine and large larder cupboard concealing boiler and utility metres. Double panelled radiator.

BEDROOM 1

11' 6" x 10' 5" (3.51m x 3.19m)

With side window. Radiator.

BEDROOM 2

11' 2" x 10' 5" (3.41m x 3.18m)

With side window. Radiator.

SHOWER ROOM

8' 10" x 8' 0" (2.7m x 2.46m)

With walk-in shower having a glass screen being fitted with electric shower. Low-level WC and pedestal wash basin. Fully tiled walls and built-in cupboard. Radiator.

CONSERVATORY/PORCH

8' 10" x 8' 0" (2.7m x 2.46m)

Accessed from the side of the property via the kitchen and providing a useful additional space.

OUTSIDE

The property is situated on a corner plot and has extensive gardens to the front which lead to the side. To the rear of the property is a gated vehicle access and this leads to a good expanse of parking for multiple vehicles along with a single garage.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 59 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Shower Room



Conservatory/Porch

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.

VIEWING

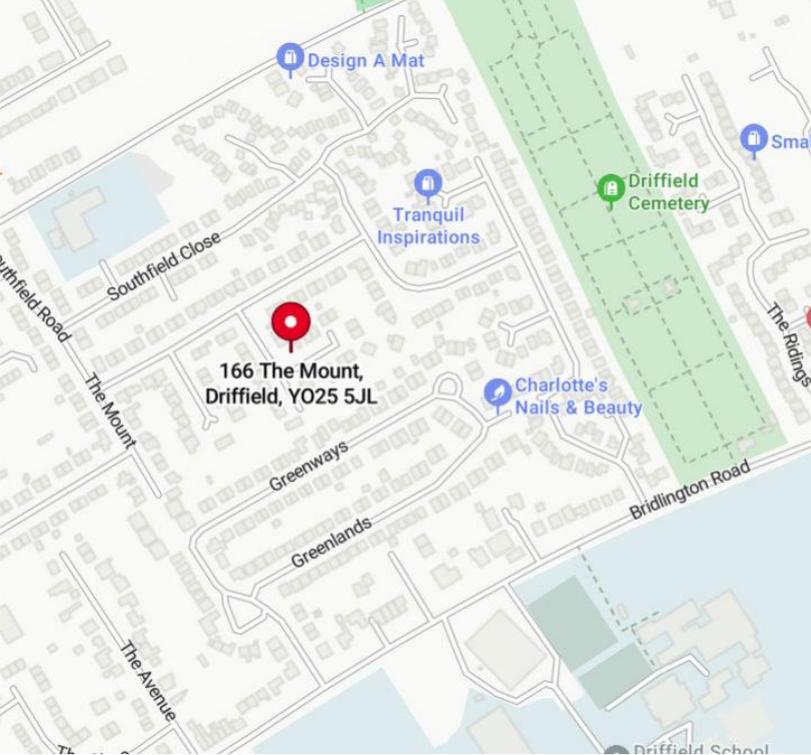
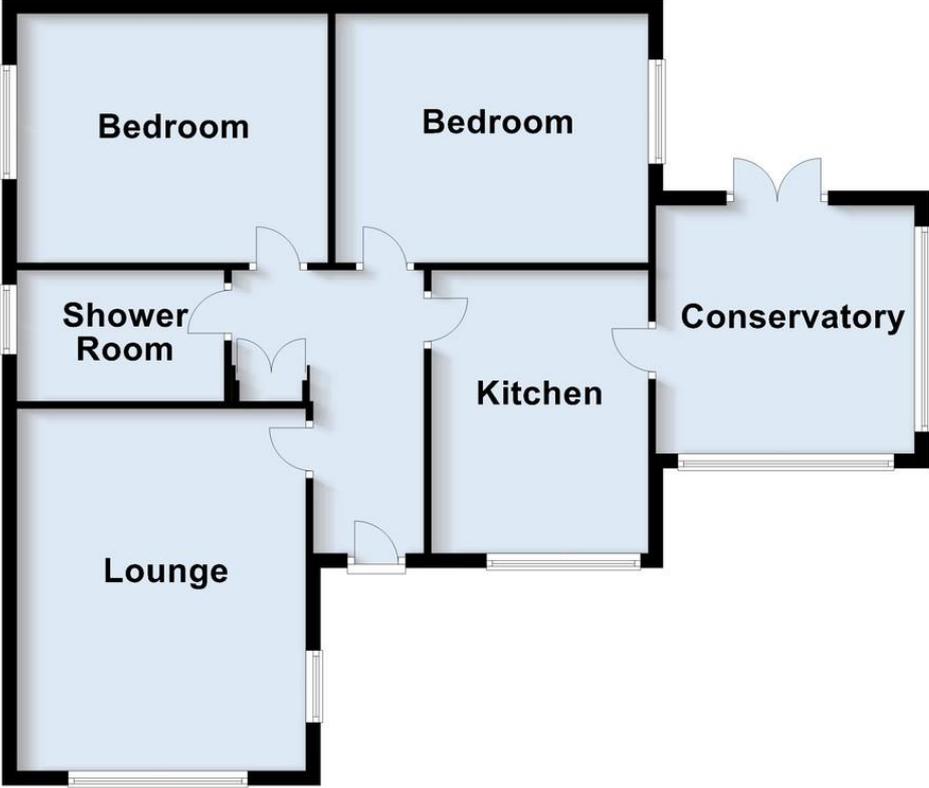
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 59 sq m

Ground Floor

Approx. 89.8 sq. metres (967.1 sq. feet)



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