



123 The Mount
Driffield
YO25 5JH

ASKING PRICE OF

£159,950

2 Bedroom Semi Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Outside

 2  1  1  Off-road parking  Electric Heating

123 The Mount, Driffield, YO25 5JH

Located within an established residential setting, this is a traditionally styled semi-detached bungalow presented and maintained to a good standard throughout. The property benefits from two bedrooms plus front facing lounge, fitted kitchen and bathroom.

Features of the property include the side drive which is of a good width, the low maintenance patio style garden and doors from one of the bedrooms which lead out to the rear.

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



Bathroom



Bedroom

Accommodation

ENTRANCE HALL

LOUNGE

16' 5" x 11' 10" (5.01m x 3.63m)

With feature fireplace having an electric fire in situ. Front facing window, coved ceiling, dado rail and electric storage heater.

KITCHEN

10' 2" x 8' 3" (3.11m x 2.54m)

Fitted along three walls with a range of modern styled kitchen units featuring maple finished doors. Integrated appliances include electric oven, electric hob with pull out extractor, space for a fridge, space and plumbing for automatic washing machine and inset stainless steel sink with single drainer.

INNER HALL

BATHROOM

With fitted suite comprising panelled bath, wash hand basin and low-level WC. Half tiling to the walls and tiled floor.

BEDROOM 1

11' 0" x 13' 1" (3.37m x 4m)

With door leading out onto the rear garden.

BEDROOM 2

8' 11" x 9' 3" (2.72m x 2.84m)

With electric storage heater and rear facing window. Coved ceiling.

OUTSIDE

The property stands back from the road behind a front garden. There is a side drive which provides off-street parking and leads to a concrete sectional garage.

To the rear of the property is a paved patio style garden with raised gravel area.

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 electric heating. Domestic hot water is provided by the immersion heater.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Bedroom



Outside

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

The property benefits from mains water, electricity and drainage.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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

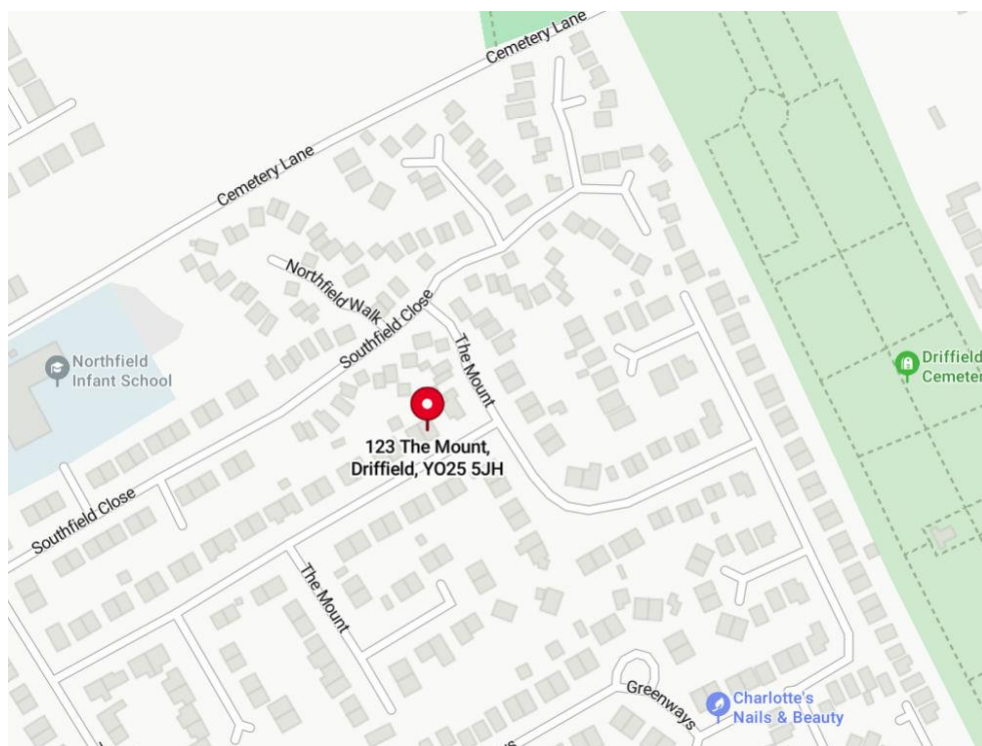
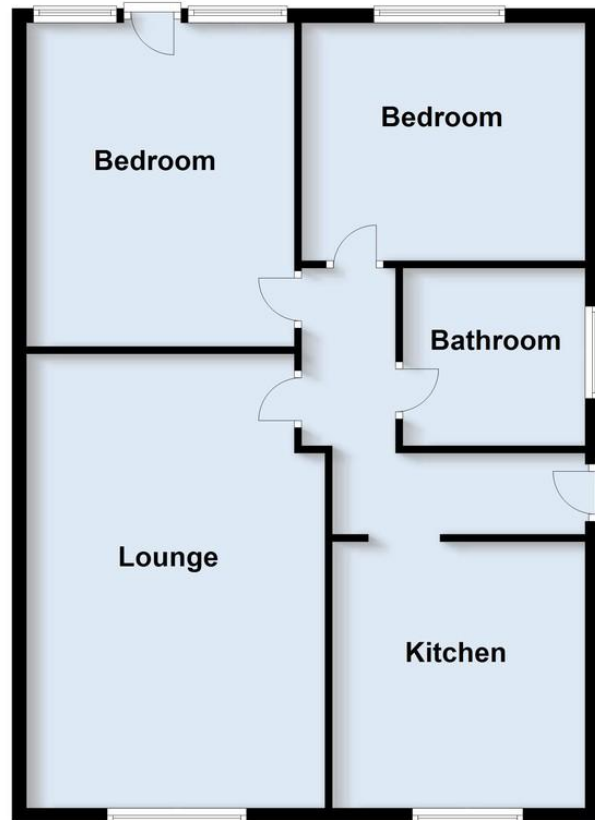
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 57 square metres.

Ground Floor

Approx. 86.0 sq. metres (926.2 sq. feet)



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Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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