



23 The Horseshoe
Drifffield
YO25 6UW

ASKING PRICE OF

£295,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



2



2



2



Off road
parking



Gas Central Heating

23 The Horseshoe, Driffield, YO25 6UW

A bungalow which has been carefully maintained and constantly updated, located within one of Driffield's most sought after residential locations, within convenient level walking distance of the town centre.

The accommodation on offer is spacious and includes an exceptional rear facing lounge with conservatory, dedicated dining room, master bedroom with en-suite plus guest bedroom, fully equipped kitchen and contemporary shower room.

There is off-street parking to the front as well as an integrated single garage whilst to the rear is a low maintenance garden with artificial lawn.

In summary, this is a truly delightful bungalow, ready for immediate occupancy, seldom available in this location and one which simply SHOULD NOT BE MISSED!

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.



Kitchen



Lounge



Conservatory



Dining Room

Accommodation

ENTRANCE HALL

With a wealth of built-in storage cupboards. Radiator.

KITCHEN

11' 6" x 10' 1" (3.52m x 3.09m)

Extensively fitted along three walls with a range of contemporary kitchen units including base and wall mounted cupboards and co-ordinating worktops. Integrated appliances include electric oven and four-ring gas hob with stainless steel splash back and canopy above. Integrated fridge and freezer with one and a half bowl stainless steel sink and base cupboard beneath, integrated dishwasher and built-in tumble dryer. Fitted laminate flooring and double panelled radiator. Coved ceiling.

LOUNGE

18' 5" x 13' 2" (5.62m x 4.03m)

With ornamental fireplace having a gas living flame fire in situ. Decorative ceiling cornice, radiator and French doors leading into:

CONSERVATORY

12' 4" x 8' 3" (3.77m x 2.52m)

Enjoying views across the garden and ceramic tiled floor.

DINING ROOM

11' 7" x 8' 11" (3.55m x 2.74m)

With front facing window. Ceiling coving. Radiator.

SHOWER ROOM

With corner Quadrant shower enclosure having a plumbed-in shower, vanity wash hand basin and low-level WC. Radiator. Wet walling to the wall surface.

BEDROOM 1

13' 11" x 9' 10" (4.25m x 3m)

With rear facing window together with range of built-in furniture including wardrobes and dresser plus bedside and overhead cupboards. Radiator.

EN-SUITE

With walk-in shower and glass side screen. Low-level WC and vanity wash hand basin. Fully tiled walls and radiator.

BEDROOM 2

10' 4" x 9' 8" (3.17m x 2.96m)

With rear facing window and built-in range of wardrobes including dresser area. Radiator.



Shower Room



Bedroom



En-suite



Bedroom

OUTSIDE

The property stands back from the road behind its own front facing forecourt which is block paved and gravelled. The block paving provides vehicle access to a single integrated garage and also extends to the front of the property.

To the rear of the property is an enclosed area of garden which features paved patio and shaped ornamental artificial lawn. Greenhouse and 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 D.

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.

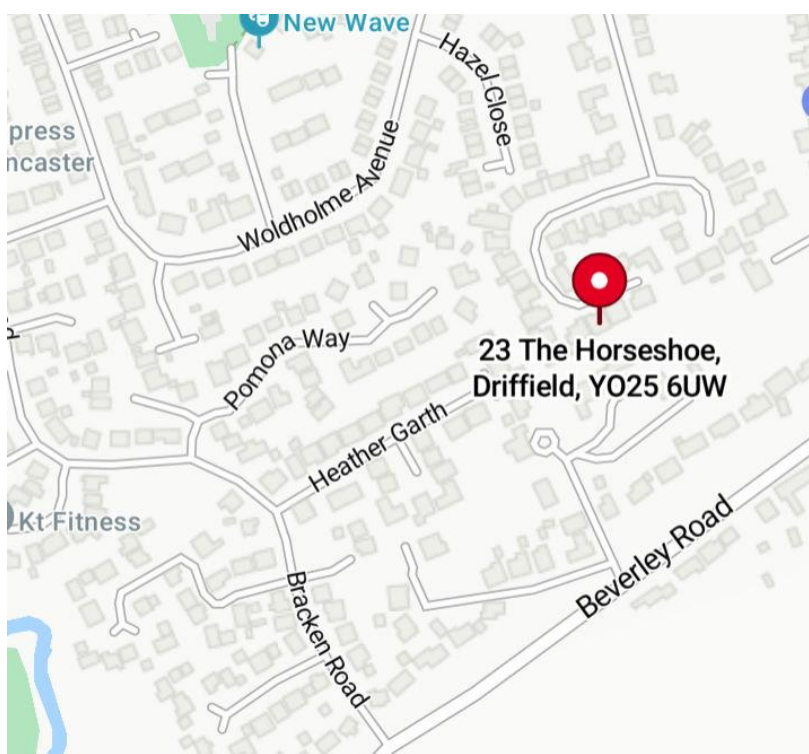
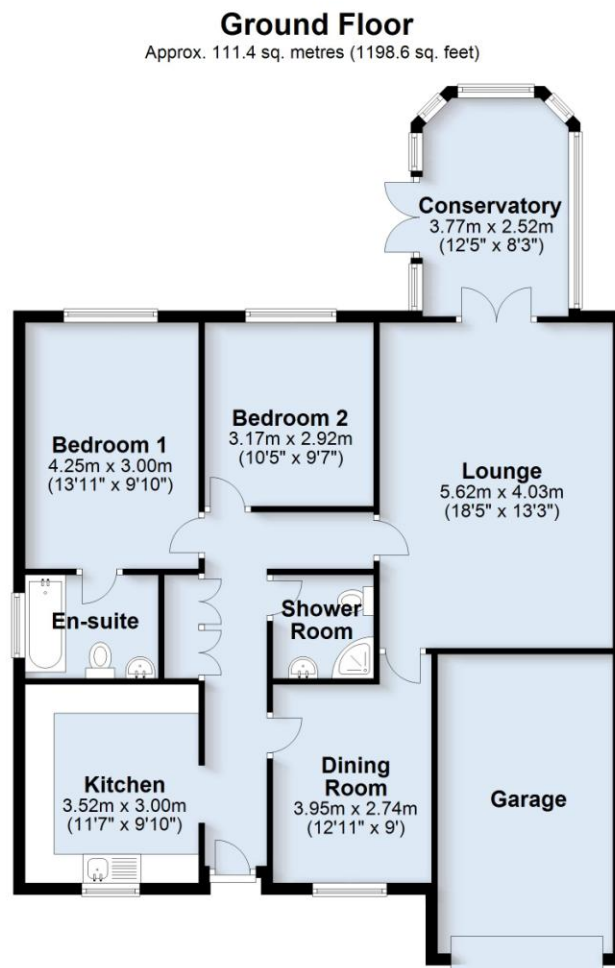
VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS



Rear Elevation

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



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