



17 Woodland Rise
Drifffield
YO25 5JD

ASKING PRICE OF

£185,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



Two parking spaces



Gas Central Heating

17 Woodland Rise, Drifffield, YO25 5JD

With its rear facing conservatory leading off the lounge and immaculately presented accommodation, it really is difficult to fault this delightful semi-detached bungalow which is located within a popular residential setting within convenient access of Bridlington Road along with local bus service.

The accommodation on offer includes the aforementioned lounge and conservatory plus well fitted kitchen with range of appliances and two bedrooms plus full bathroom. There is ample storage within the entrance hall via two good-sized cupboards.

Externally there are two car parking spaces to the front along with slightly terraced garden which forms a delightful 'sun trap' surrounded by well-tended borders.

DRIFFIELD

Drifffield 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.



Entrance Hall



Kitchen



Lounge



Lounge

Accommodation

ENTRANCE HALL

With ample storage provided by two good-sized cupboards. Radiator.

KITCHEN

9' 10" x 9' 3" (3m x 2.83m)

Fitted along two walls with a wealth of modern kitchen units featuring base and wall mounted cupboards together with worktops and range of integrated appliances including electric oven and four-ring gas hob with extractor over, space and plumbing for automatic washing machine plus inset sink with base cupboard beneath. Concealed wall hung gas-fired boiler.

LOUNGE

18' 2" x 10' 11" (5.56m x 3.33m)

With rear facing French doors leading into the conservatory. Wall hung electric fire. Radiator.

CONSERVATORY

10' 8" x 9' 1" (3.26m x 2.79m)

With feature glass roof and views across the garden. French doors leading out to the exterior.

BEDROOM 1

12' 7" x 10' 4" (3.84m x 3.16m)

With rear facing window. Radiator.

BEDROOM 2

8' 2" x 8' 1" (2.5m x 2.47m)

With front facing window. Radiator.

BATHROOM

With modern suite comprising panelled bath having a shower over, low level WC and wash hand basin. Radiator.

OUTSIDE

With front facing forecourt providing parking for two vehicles. To the rear of the property is an enclosed area of garden which is slightly terraced, flanked by well tended borders.

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.



Conservatory



Bedroom



Bedroom



Bathroom

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 B.

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.

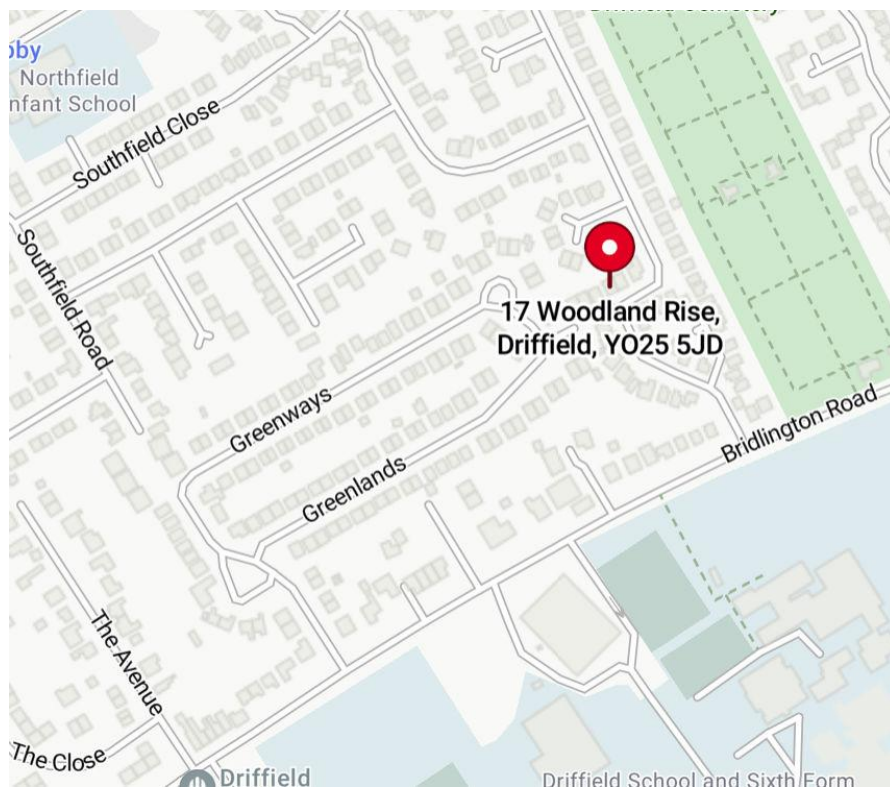
Regulated by RICS



Terraced Garden



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



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- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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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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