



90 Lowndes Park  
Drifffield

YO25 5BG

ASKING PRICE OF

**£235,000**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden and Double Garage



2



1



1



Single &  
Double Garage



Electric Heating

## 90 Lowndes Park, Driffield, YO25 5BG

Located within a prominent and highly regarded residential area of Driffield, this is a rare opportunity to purchase an established detached bungalow situated on an attractive plot with front and rear gardens **plus single attached garage PLUS DOUBLE GARAGE!**

The property has been well maintained by the previous owner, however, is now in need of general modernisation and upgrading. As such, the property is priced to reflect the need for upgrading of the kitchen and bathrooms, central heating and general decoration works. **Once complete, this will be an enviable home within convenient access of the town centre thoroughfare, by foot or vehicle.**

### 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.

### LOUNGE

19' 9" x 12' 10" (6.03m x 3.93m)

A spacious room, well lit by multiple windows. Yorkstone chimney breast feature incorporating a solid fuel stove.

### KITCHEN

10' 9" x 9' 6" (3.28m x 2.92m)

With a fitted range of kitchen units. Integrated electric oven and hob. Inset sink and rear door to the exterior.

### BEDROOM 1

14' 2" x 9' 6" (4.32m x 2.92m)

With rear facing window.

### BEDROOM 2

10' 11" x 9' 11" (3.33m x 3.04m)

With front facing window and built-in wardrobes.

### SHOWER ROOM

With shower enclosure, wash hand basin and low level WC.

### OUTSIDE

The property stands back from the road behind its own front garden. There is a gated vehicle access which leads to a single 'drive through' garage which also has a door to the rear.

To the rear of the property is an attractive area of enclosed garden plus further double garage.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 72 square metres.

### CENTRAL HEATING

The property benefits from electric heating.

### 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

Mains water, electricity, telephone and drainage.





Shower Room

**COUNCIL TAX BAND**

Band D.

**ENERGY PERFORMANCE CERTIFICATE**

Rating F.

**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.

**WHAT'S YOURS WORTH?**

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS



Garden

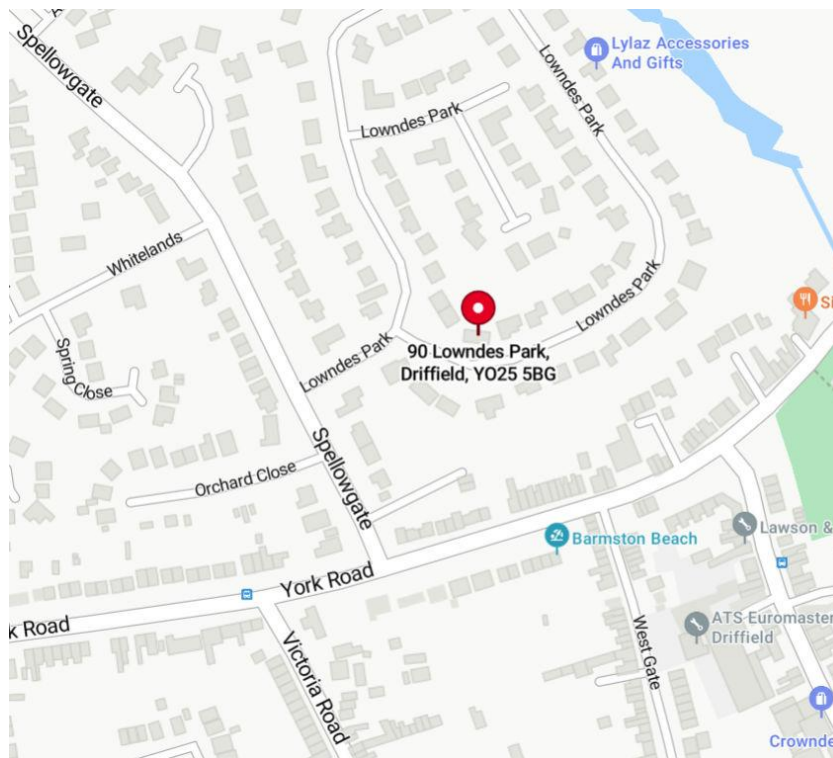
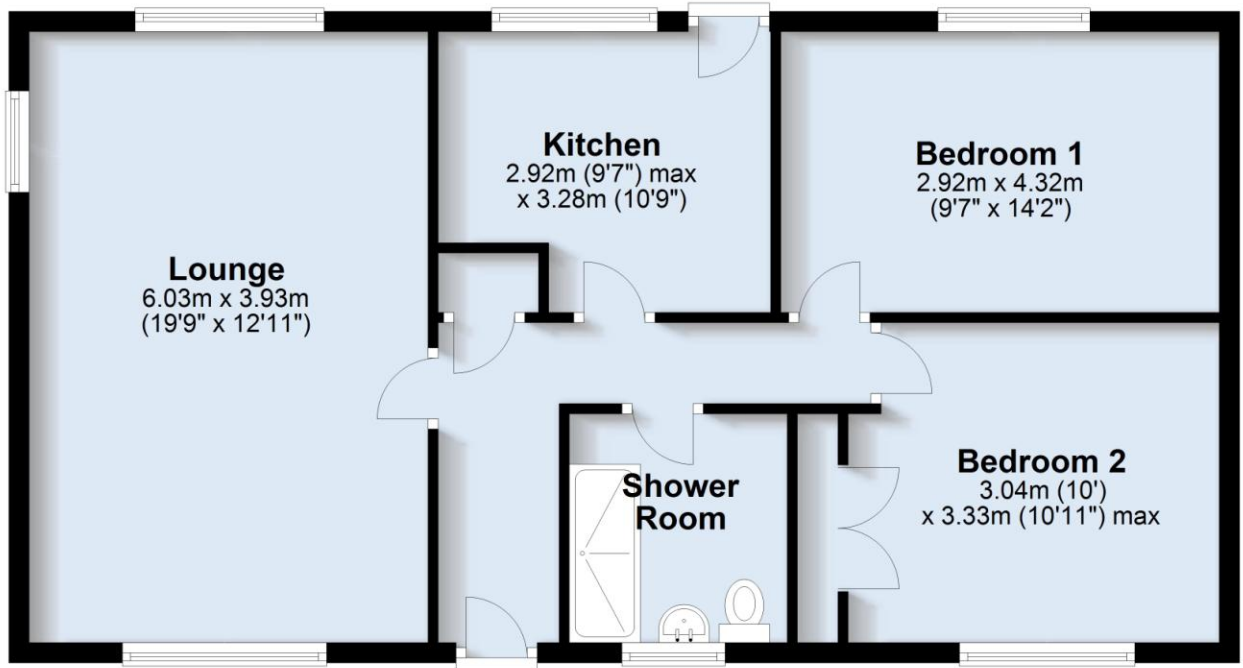


Garden and Rear Elevation

The stated EPC floor area, (which may exclude conservatories),  
is approximately 72 sq m

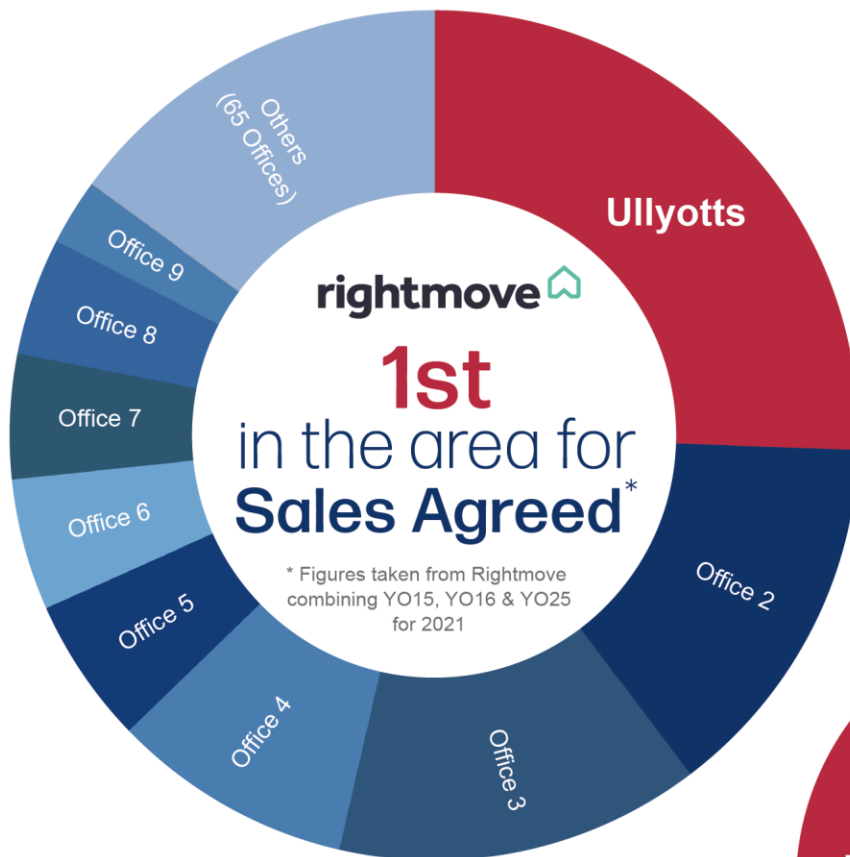
### Ground Floor

Approx. 69.1 sq. metres (743.3 sq. feet)





# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.



# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural

Professional | Planning | Valuations