



10 St Stephen's Close
Drifffield
YO25 6XZ

ASKING PRICE OF

£220,000 – NO ONWARD CHAIN

3 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Conservatory



3



1



2



Garage & Off
Road Parking



Gas Central Heating

10 St Stephen's Close, Driffield, YO25 6XZ

Superb extended semi-detached bungalow situated in a prime cul-sac-position. The accommodation offers 2/3 bedrooms, en-suite, good sized kitchen, lounge and conservatory, gas central heating and double glazing.

Indeed, this is a bungalow which is likely to satisfy the demands of many buyers who are often looking for larger style accommodation within a semi detached bungalow which frankly, is seldom available.

Well maintained gardens to both the front and rear, block paved driveway with carport which provides ample parking for several vehicles which leads to a single garage. **The bungalow is being offered with NO ONWARD CHAIN. VIEWING ADVISED!**

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, Wilko, Iceland, Boyes, M&Co, 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



Master Bedroom (currently a DiningRoom)



Bedroom 2/Dining Room

Accommodation

KITCHEN

14' 1" x 8' 2" (4.29m x 2.49m)

Part glazed door opens to the kitchen which is fitted with a good range of wall and base units with work surface over. Stainless steel sink unit with part tiled surround. Built in electric oven and grill, electric hob with extractor over. Space for fridge freezer, washing machine and dishwasher. Double glazed window to the side with a further window looking over the front garden. Door to:

LOUNGE

15' 9" x 12' 10" (4.8m x 3.91m)

A good sized lounge with double glazed window looking out over the front garden. Marble effect fireplace housing an electric fire. Double radiator and coving to the ceiling.

INNER HALL

BEDROOM 1

13' 3" x 9' 10" (4.04m x 3m)

This is currently used as a dining room but would make a great bedroom, having the main bathroom adjacent. Single radiator and rear facing window.

BATHROOM

Fitted with a three piece suite comprising 'p' shaped bath with shower over, low level wc and pedestal wash hand basin set in a vanity unit with storage under. Part tiled walls, single radiator and double glazed window to the side. Airing cupboard with shelving which also houses the hot water tank.

BEDROOM 2/ DINING ROOM.

11' 9" x 11' 6" (3.58m x 3.51m)

This is a double bedroom with en-suite but could also be utilised as a dining room as the conservatory leads straight from it. Single radiator. Fully glazed opens to the conservatory. Door to:

EN SUITE

Fitted with three piece suite comprising shower cubicle with mains shower, pedestal wash hand basin, part tiled walls and double glazed window to the side.

CONSERVATORY

Part brick and double glazed construction, tiled flooring, single radiator, double doors open to the rear garden. Courtesy door gives direct access straight in to the garage.



Bathroom



Bedroom 3



Garden



Garden side

BEDROOM 3

8' x 7' 9" (2.44m x 2.36m)

This single bedroom currently used as a walk in wardrobe.
Double glazed window to the side and single radiator.

GARAGE

Single garage with up and over door, power and lighting supplied.

Please note due to the angle of the garage it may be difficult to park a car inside though it is a useable area for bikes, mobility scooter, workshop or general storage as access can be gained directly from within the property.

OUTSIDE

To the front of the property is a well maintained lawned garden with flower and shrub borders. To the side is a generous block paved driveway which provides parking for several vehicles, carport.

To the rear of the property there is a private enclosed lawned garden with flower and shrub borders. Paved seating area, gated access which leads to the side of the bungalow.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 58 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 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.

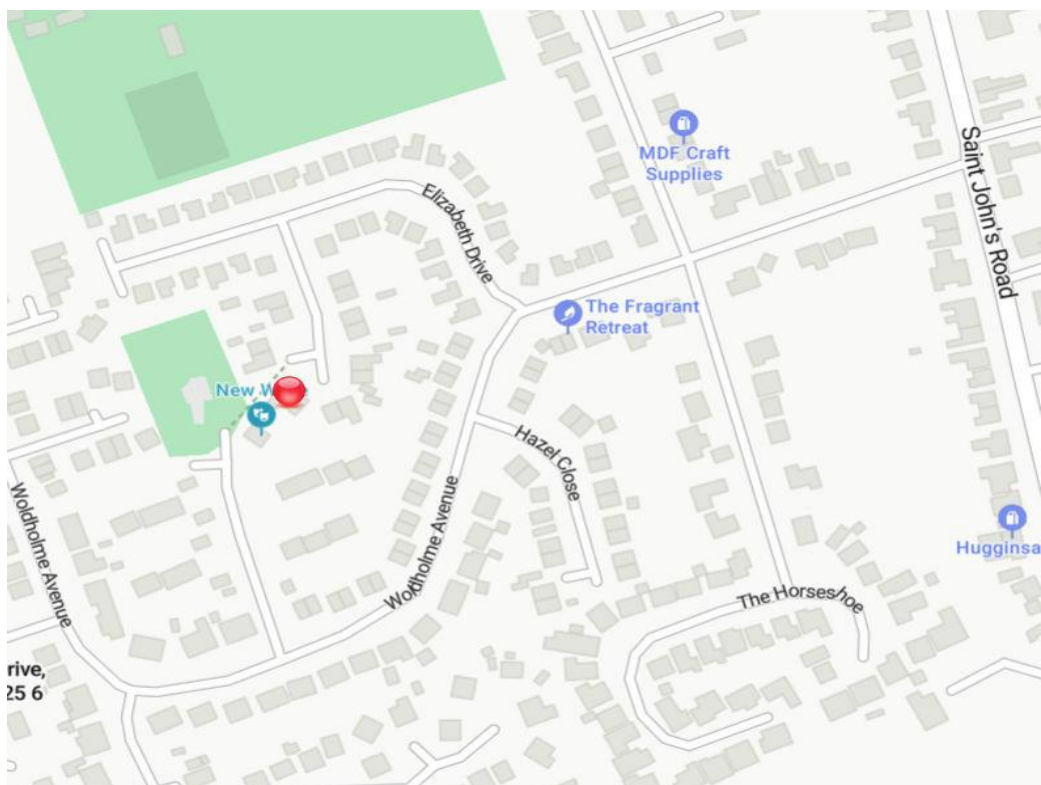
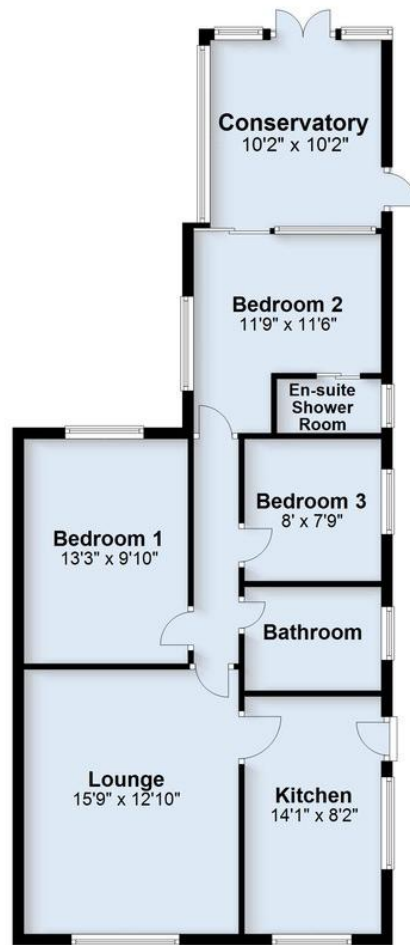
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 58 sq m



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