



'Longstone'
Laundry Lane
Driffield, YO25 6DD

ASKING PRICE OF

£285,000

3 Bedroom Detached Bungalow

■ Ulllyotts ■
EST 1891

01377 253456



Rear garden



3



1



1



Garage & Off
Road Parking



Gas Central Heating

Longstone, Laundry Lane, Driffield, YO25 6DD

Being one of only a handful of bungalows that are within a short walk of the town centre and having delightful views across Driffield Beck across to North End Park.

Having been comprehensively upgraded by the vendors over recent year including a new boiler and radiators, this property is now in a ready to move in condition and includes attractive lounge with the aforementioned views, fully fitted breakfast kitchen, three bedrooms (one en-suite) and main bathroom.

Externally, are delightful gardens particularly to the front whilst to the rear are low maintenance gardens offering a good degree of privacy.

With its attractive setting, spacious living space, excellent condition and close proximity to the town centre, this really is a bungalow which stands out from its contemporaries.

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.



Reception Hall



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE LOBBY

With further access into:

RECEPTION HALL

An especially spacious reception hall, benefitting from essential storage cupboards. Radiator

LOUNGE

15' 1" x 10' 7" (4.6m x 3.24m)

With front facing window offering delightful views across the garden, towards Driffeld Beck and onto North End Park. Radiator and coved ceiling.

KITCHEN

18' 2" x 10' 7" (5.55m x 3.25m)

Extensively fitted with a wealth of modern kitchen units including base and wall mounted cupboards finished with sleek, contemporary gloss white doors with integrated handles. Fitted worktop and inset sink with mixer tap and cupboard beneath. Integrated electric oven and four ring gas hob with pull out extractor fan. Space and plumbing for automatic washing machine, fitted breakfast bar and additional full height storage cupboards. Door to the exterior and laminate flooring.

BEDROOM 1

11' 10" x 11' 6" (3.61m x 3.51m)

With built in wardrobes having sliding doors, front facing window and radiator.

EN SUITE

With low level WC and wash hand basin.

BEDROOM 2

12' 4" x 6' 9" (3.78m x 2.06m)

With rear facing window. Radiator

BEDROOM 3

8' 9" x 8' 4" (2.67m x 2.56m)

With rear facing window. Radiator.

SHOWER ROOM

With side facing window and suite comprising shower enclosure, low level WC and vanity wash hand basin.

OUTSIDE

The property provides a block paved vehicle access leading off Laundry Lane. This leads to a single garage. The front garden is well planted and has a hedged boundary. To the rear is a low maintenance area of patio style garden offering a good degree of privacy.



Bedroom



En-suite



Bedroom



Bedroom

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 84 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 C.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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 Ulyyotts.

Regulated by RICS



Shower Room



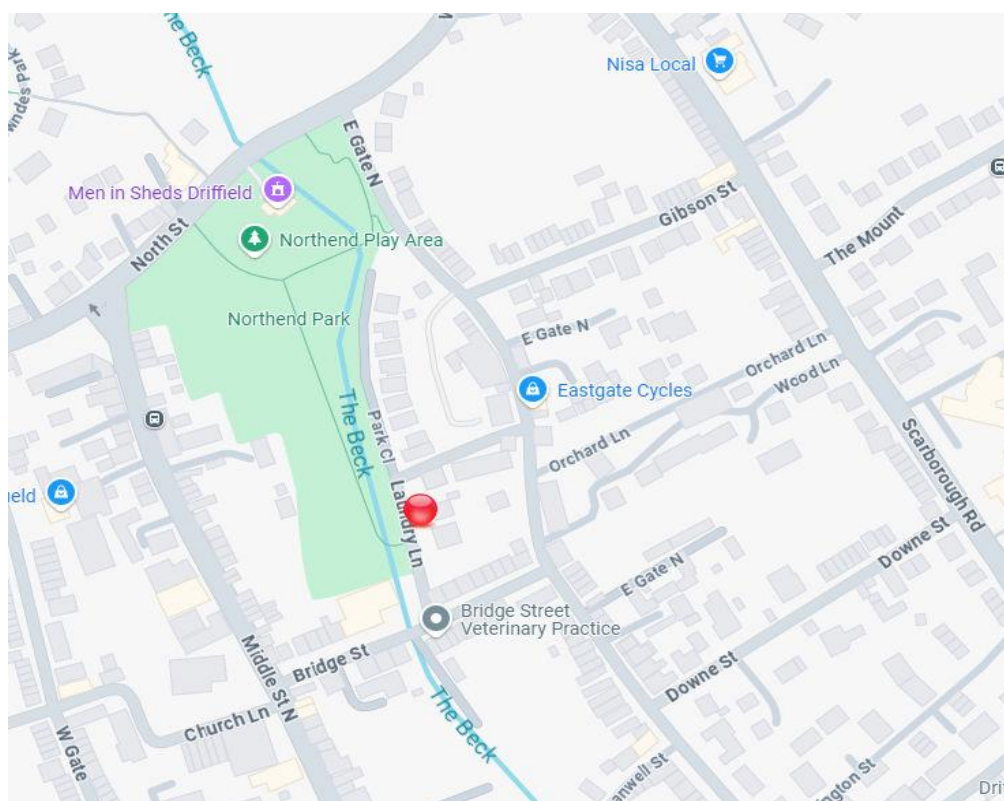
Laundry Lane



Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 84 sq m

Ground Floor



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