



10 Magnolia Close
Drifffield
YO25 6QU

ASKING PRICE OF

£185,000

2 Bedroom Semi-Detached Bungalow



Garden

 2
  1
  1
  Garage & Off Road Parking
  Gas Central Heating

10 Magnolia Close, Driffield, YO25 6QU

Located in an attractive and much sought after cul-de-sac development, this is a smartly presented semi-detached bungalow which is being sold with the benefit of a brand new fitted kitchen* of the buyers choice, thus making it a modern home, READY FOR IMMEDIATE OCCUPANCY!

The bungalow is beautifully decorated throughout and also includes a modern bathroom, spacious lounge, separate WC and two bedrooms (both with wardrobes).

Externally, are front and rear gardens and there is a side drive leading to a single garage.

*** New fitted kitchen subject to the agreed price or an allowance can be made against the price to purchase the property with existing fixtures.**

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



Lounge with space for dining table



Kitchen



Proposed new kitchen - CGI

Accommodation

ENTRANCE LOBBY

With built-in storage cupboard.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

LOUNGE

19' 4" x 10' 4" (5.91m x 3.15m)

With front facing window and traditional fire surround and electric fire in situ. Ceiling coving. Ample space for a dining table. Radiator.

KITCHEN

9' 8" x 7' 8" (2.96m x 2.36m)

Currently featuring a range of traditionally styled kitchen units including base with drawers and worktops over. Wall mounted cupboards to match and inset single sink with single drainer. Space for a slot-in gas cooker and space for a refrigerator.

Space and plumbing for automatic washing machine and door to the exterior.

RE-FITTED KITCHEN

Computer generated images of the proposed kitchen layout is included within this marketing material and buyers will have a choice of fitted kitchen to be installed at the property. Installation of the fitted kitchen is subject to having a firm commitment to purchase the property and agreeable price. Alternatively, the price could be negotiable on the basis of taking the property with its existing fixtures and fittings.

INNER HALL

With built-in storage cupboard.

BEDROOM 1

9' 8" x 8' 10" (2.96m x 2.71m)

With rear facing window and built-in wardrobes. Radiator.

BEDROOM 2

9' 1" x 8' 9" (2.79m x 2.69m)

With two rear facing windows and built-in wardrobe. Radiator.

SHOWER ROOM

With walk-in shower and mains plumbed-in shower, low level WC and vanity style wash hand basin. Modern filing and heated towel radiator.



Proposed new kitchen - CGI



Bedroom 1



Bedroom 2



Shower Room

OUTSIDE

The property stands back from the road behind an area of front, mainly lawned garden. There is a side drive which leads to a single garage whilst to the rear is an enclosed area of garden.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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 B.

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.

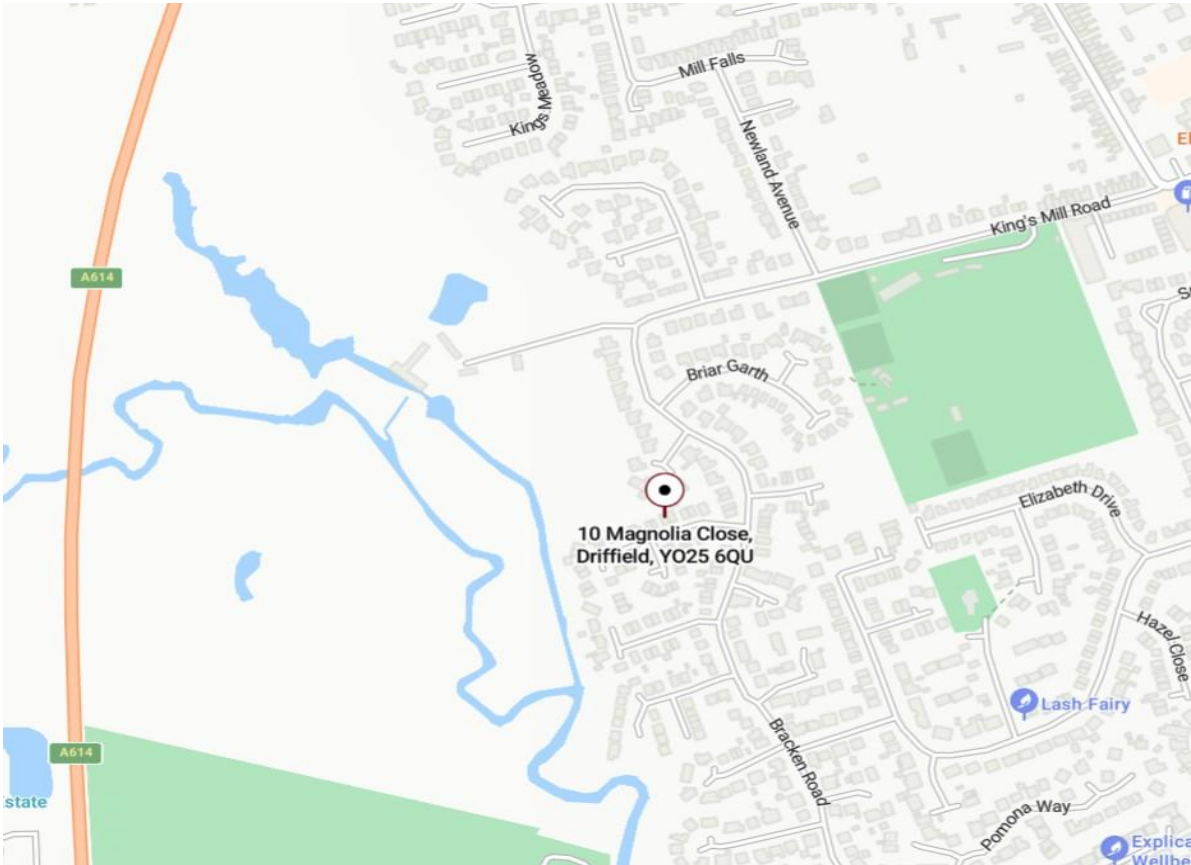
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated floor area is approximately 52 sq m



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

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