

Ullyotts



4 Bridge Lane  
Drifffield  
YO25 6LP

ASKING PRICE OF

£285,000

2 Bedroom Detached Bungalow

Ullyotts  
- Est. 1891 -  
Estate Agents

01377 253456



Sunroom

 2
  1
  1
  Garage
  Gas Central Heating

## 4 Bridge Lane, Driffield, YO25 6LP

A rare find indeed. This is a detached bungalow in superb condition throughout, sat in a quiet location adjacent to Driffield Beck literally within a stones throw of access into the town centre. The accommodation is superbly presented throughout, and includes two double bedrooms along with two reception rooms plus two conservatories.

A bungalow which has undergone a program of modernisation and improvement by the sellers and is unlikely to disappoint upon internal inspection.

There is off-street parking along with a single garage.

### 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, 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



Kitchen



Sunroom

## Accommodation

### ENTRANCE HALL

A spacious entrance to the main property with fitted cloaks and storage cupboard. Feature Amtico luxury vinyl flooring, Radiator.

### LOUNGE

11' 10" x 13' 10" (3.63m x 4.22m)

With feature solid fuel stove set within a marble effect, fireplace with period style fire surround. Feature Amtico luxury vinyl flooring. Radiator and french doors leading into:

### SUN ROOM

15' 5" x 5' 8" (4.7m x 1.75m)

UPVC double glazed windows with a solid insulated roof and stable door leading out to the garden. Radiator. Amtico luxury vinyl flooring.

### KITCHEN

11' 10" x 8' 9" (3.61m x 2.69m)

Being extensively fitted with a range of base and wall mounted cupboards along with worktops

### DINING AREA

11' 10" x 5' 10" (3.61m x 1.78m)

With two radiators. Cushion vinyl flooring. Open plan to:

### REAR SUNROOM

11' 8" x 5' 8" (3.56m x 1.73m)

### BEDROOM 1

11' 10" x 11' 1" (3.63m x 3.38m)

Front facing window. Radiator.

### BEDROOM 2

11' 10" x 11' 1" (3.63m x 3.38m)

Side window, radiator.

### SHOWER ROOM

With contemporary suite which comprises a walk in shower with glass screen, vanity style wash basin and low-level WC. Fully tiled around the shower with half tiling on one other wall. Chrome heated towel radiator.

### OUTSIDE

The property enjoys a slightly elevated position with a concrete drive leading to a single garage. The gardens are delightfully secluded and are located to the rear of the bungalow and also extending to the side and front.

The rear garden features a paved patio, lawn, summerhouse and shed. There is a single detached garage.



Bedroom



Bedroom



Shower Room



Garden

### 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 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.

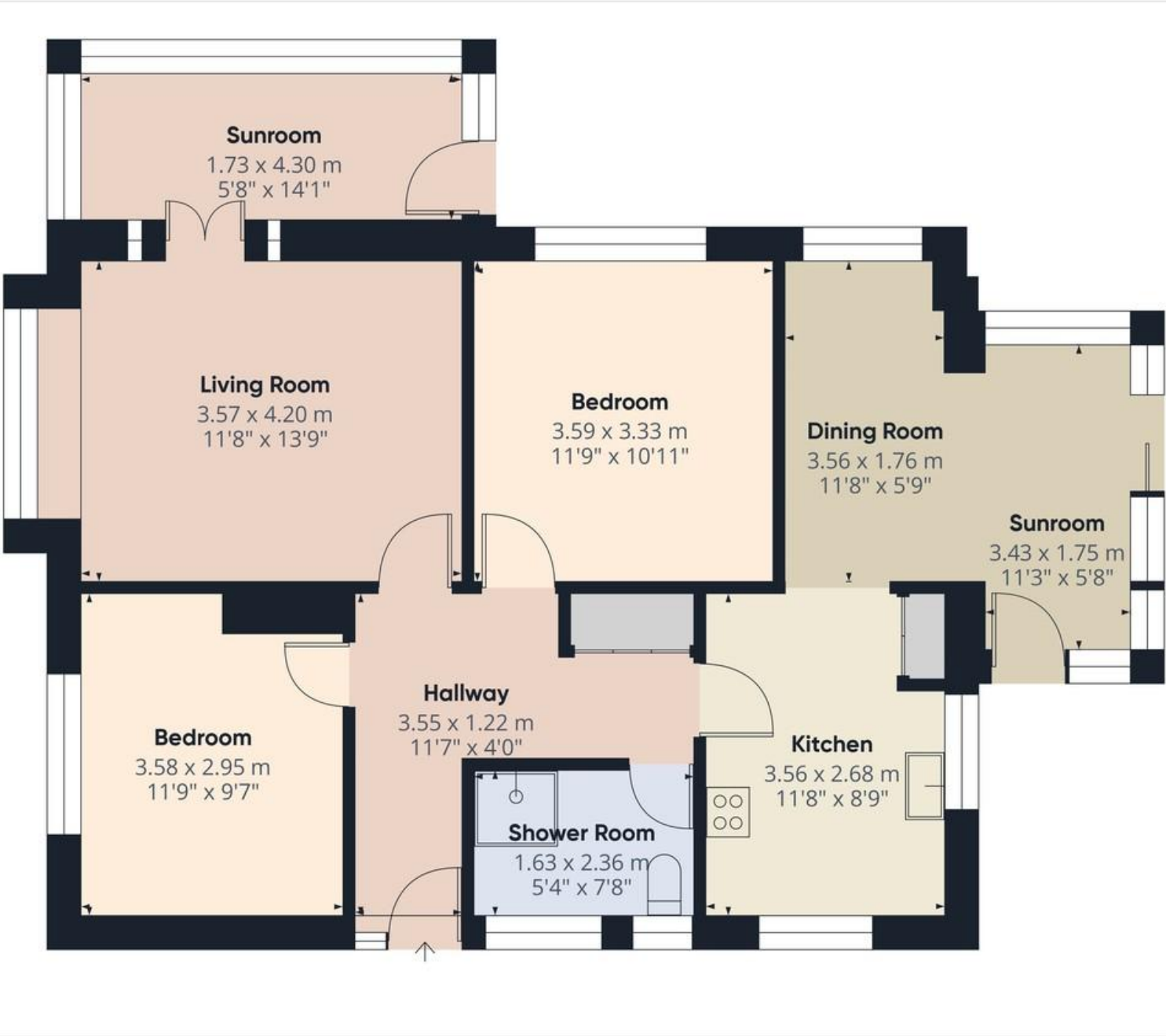
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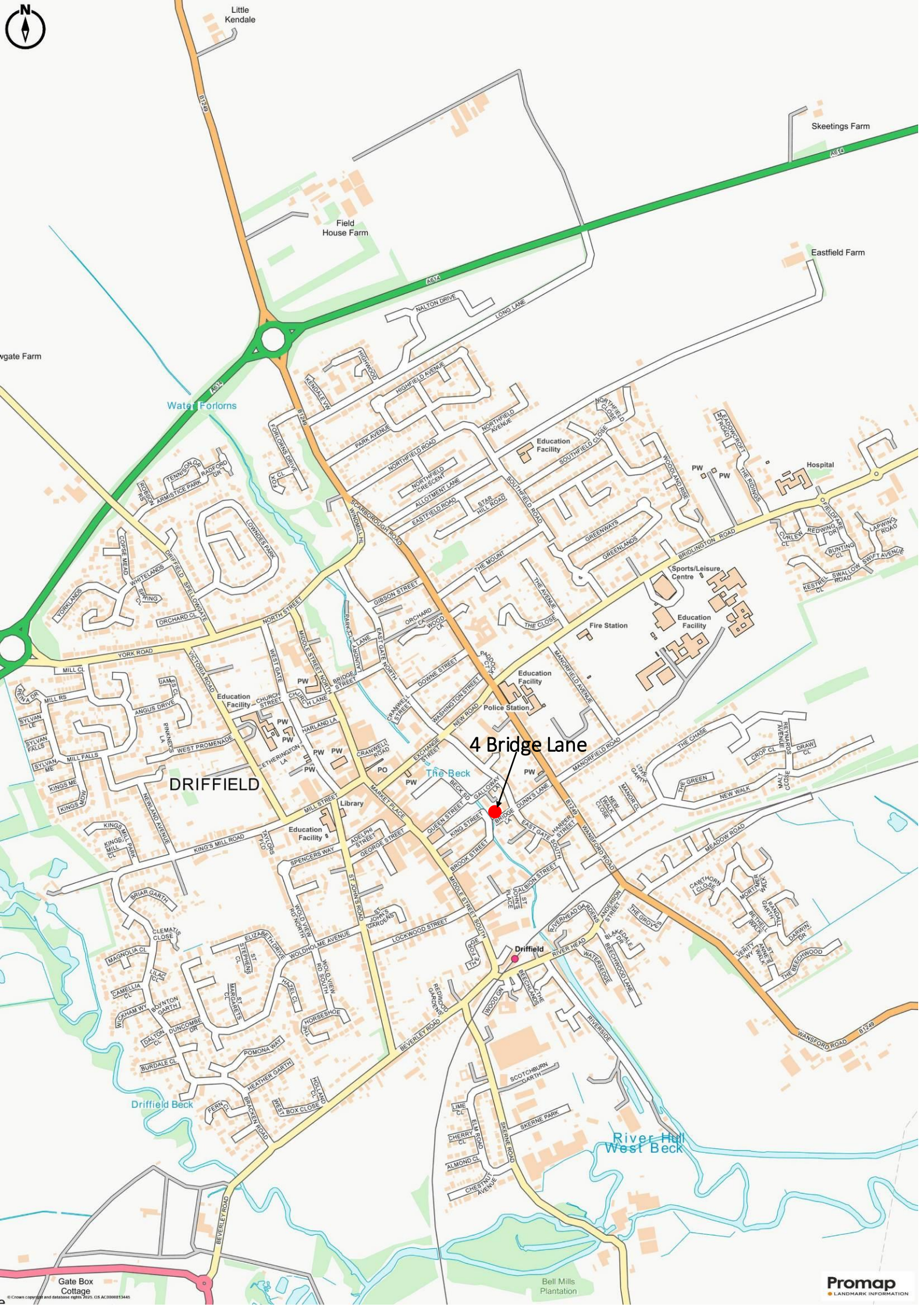


Garden

The digitally calculated floor area is 82 sq m (877 sq ft). This area may differ from the floor area on the Energy Performance Certificate.







4 Bridge Lane

DRIFFIELD

The Beck

Driffield Beck

River Hull  
West Beck

Gate Box  
Cottage

Bell Mills  
Plantation

Promap  
LANDMARK INFORMATION



▪ Est. 1891 ▪  
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