



Beckside
Laundry Lane
Driffield, YO25 6DD

ASKING PRICE OF

£295,000 – NO ONWARD CHAIN

2 Bedroom Detached Bungalow

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Front view



2



2



2



Garage & Off
Road Parking



Gas Central Heating

Beckside, Laundry Lane, Driffield, YO25 6DD

A RARE OPPORTUNITY to purchase a quality detached bungalow in excellent condition throughout within level walking distance of the town centre. 'Beckside' is a generously proportioned property standing on an elevated plot with picturesque views across Driffield Beck, North End Park and toward All Saints Church. The accommodation includes two double bedrooms (one en-suite) along with two dedicated reception rooms connected via an open chimney breast with log burning stove in situ. The kitchen is open plan to the dining room and includes a wealth of appliances. **AN IDEAL BUNGALOW** for those with multiple vehicles, immediately to the front of the property is a drive with gravelled parking area along with landscaped gardens, whilst to the side an additional drive has been created off Laundry Lane and this gives access to an enlarged single garage that includes electric power and lighting complete with electric door.

Low maintenance landscaped gardens have been the priority with this bungalow, with the main outside space being a tiled, enclosed patio area with south westerly aspect.

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



Entrance Hall



Sitting Room or Dining Room

Accommodation

ENTRANCE LOBBY

With door into:

ENTRANCE HALL

12' 7" x 4' 4" (3.85m x 1.34m)

A light and spacious Entrance Hall with built-in storage cupboards. Built-in airing cupboard and loft access. Radiator

LOUNGE

15' 0" x 13' 4" (4.58m x 4.07m)

With front facing bay window and feature chimney breast which is open plan to the adjacent room and shares a log burning stove. Radiator.

SITTING ROOM/DINING ROOM

12' 11" x 11' 9" (3.96m x 3.60m)

With front facing window. Radiator.

Open plan into:

KITCHEN

12' 4" x 7' 4" (3.77m x 2.25m)

With a modern range of base and wall mounted cupboards along with tiled splashbacks and freestanding cooker, refrigerator and freezer. Stainless steel sink with mixer tap and fitted work surface. Radiator.

PANTRY

Walk-in pantry featuring shelving off the kitchen.

REAR ENTRANCE

With door to the exterior.

UTILITY ROOM

4' 10" x 4' 3" (1.49m x 1.32m)

With wall mounted gas central heating combination boiler and side window elevation. Plumbing for automatic washing machine.

BEDROOM 1

13' 3" x 10' 4" (4.05m x 3.17m)

With rear facing window and range of wardrobes. Radiator.

WC

4' 2" x 3' 6" (1.29m x 1.09m)

With low level WC and pedestal wash hand basin.

BEDROOM 2

12' 4" x 9' 10" (3.76m x 3.01m)

With rear facing window and range of fitted wardrobes. Radiator.



Sitting Room or Dining Room



Sitting Room or Dining Room



Kitchen



Shower Room

SHOWER ROOM

With modern white suite comprising shower cubicle, low level WC and pedestal wash hand basin.

OUTSIDE

The property stands on a good sized plot with an extensive frontage which is predominantly gravelled. There is vehicle access from the front leading to a hardstanding area suitable for multiple vehicles. A further drive has been created off Laundry Lane creating additional car parking and also a good-sized garage with power, lighting and new remote controlled door.

The gardens have been designed to be as low maintenance as possible with the main recreational space being a tiled patio to the side of the property that enjoys a south-westerly aspect.

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.

COUNCIL TAX

Band D.

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 01377 253456 - Option 1.
Regulated by RICS



Bedroom 1



Bedroom 1



En Suite



Bedroom 2



Patio



Patio



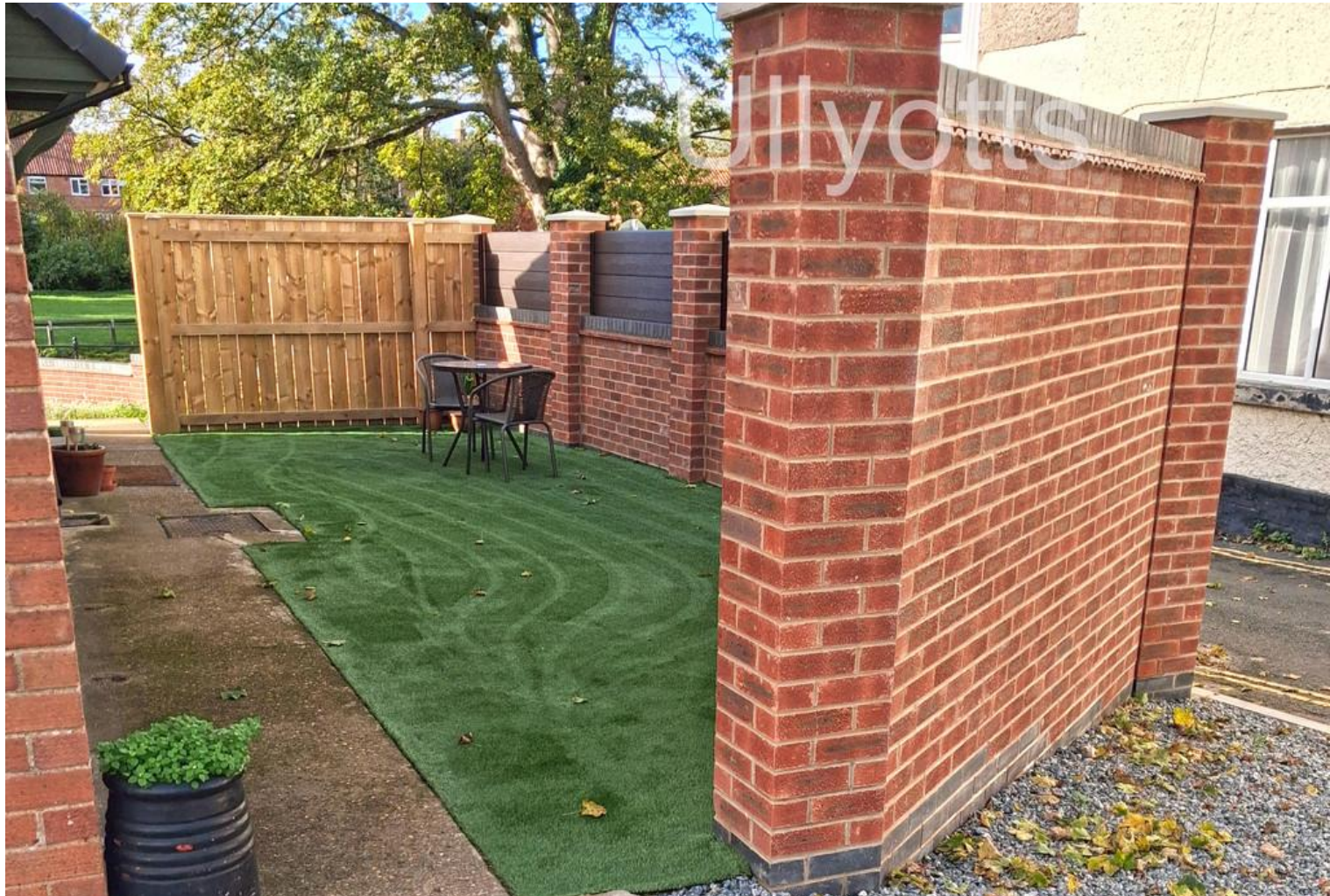
Patio area



Side garden



Additional drive leading to the single garage



Side garden



Front Elevation

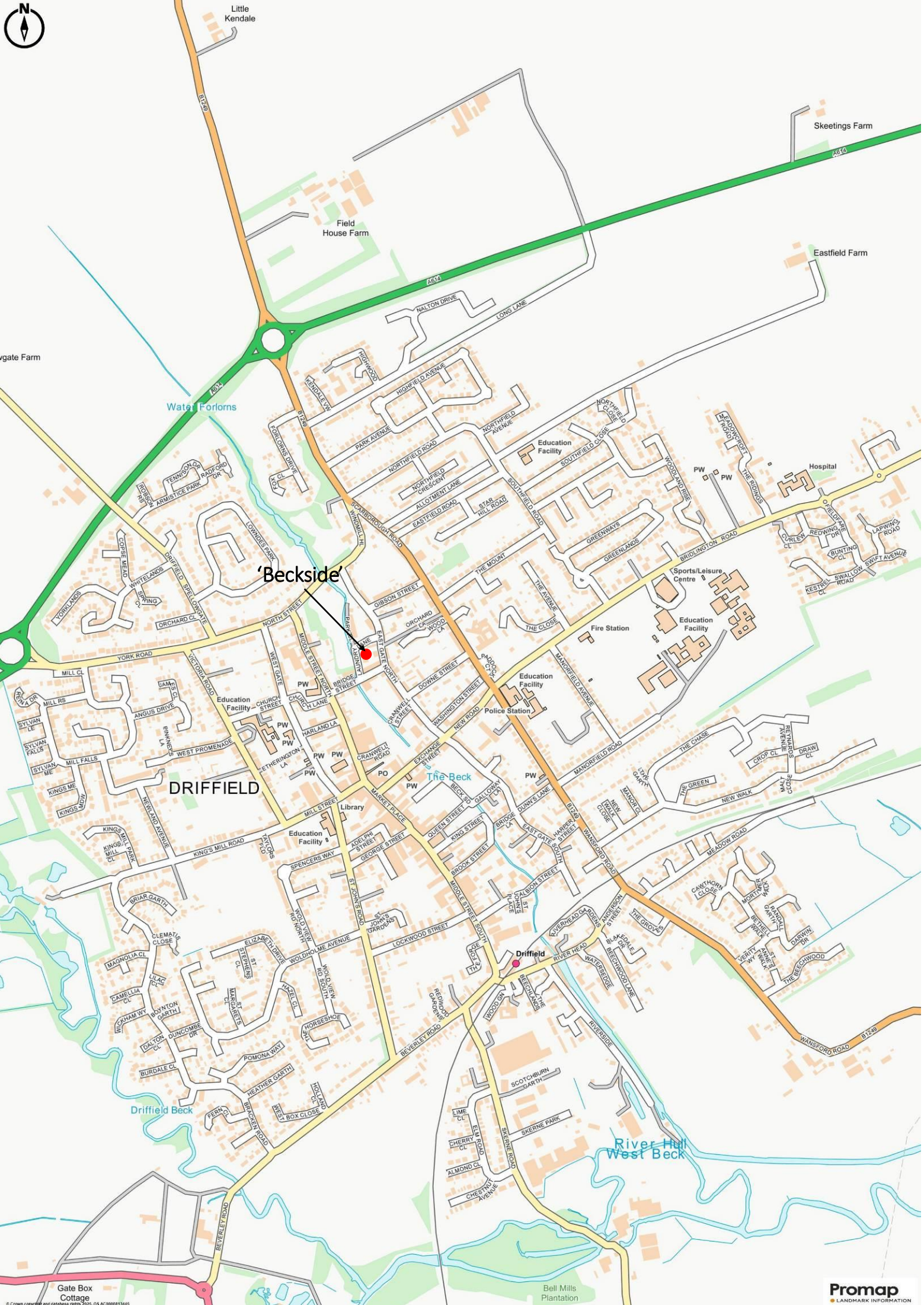


Views across Driffeld Beck



The digitally calculated floor area is 110 sq m (1,184 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

▪ Est. 1891 ▪
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