



90 Wansford Road
Drifffield
YO25 5NN

ASKING PRICE OF

£165,000

2 Bedroom Semi-Detached Bungalow



Garden



2



2



1



Off Road
Parking



Gas Central Heating

90 Wansford Road, Driffield, YO25 5NN

Located within a popular residential area of Driffield, within convenient level walking distance of the town centre, this is a larger style semi-detached bungalow that provides two reception rooms and two bedrooms but can be configured into various formats, as required.

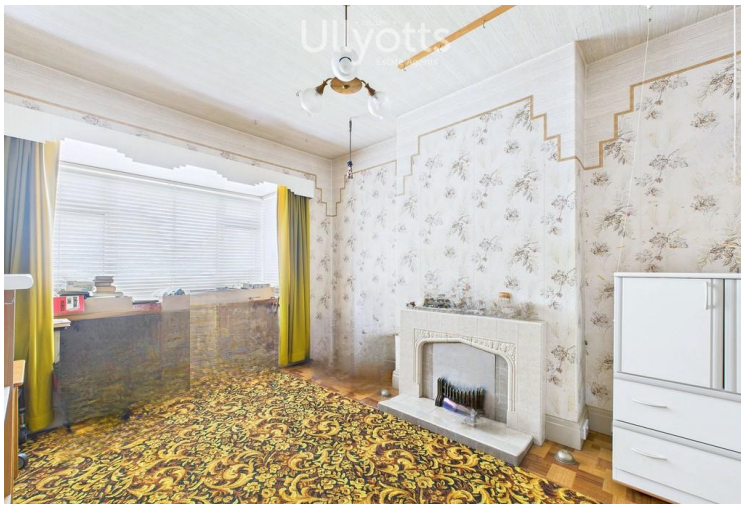
The property has been a well-loved family home for many years, however, now requires general modernisation and upgrading but offers excellent scope to create a superb home with a layout that will suit a variety of buyers.

The property is set back from the road behind its own front forecourt which has been used for parking, whilst to the rear is a good-sized expanse of enclosed garden, rarely available with a property of this style.

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



Sitting Room



Garden



Garden

Accommodation

SIDE ENTRANCE

Into:

HALL

LOUNGE

17' 1" x 11' 4" (5.21m x 3.47m)

With front facing square bay window. Traditional style tiled fireplace. Radiator.

SITTING ROOM

13' 8" x 7' 10" (4.17m x 2.41m)

With rear facing window, again with traditional style tiled fireplace and built in cupboards to one alcove. Radiator.

BEDROOM 1

10' 11" x 9' 7" (3.34m x 2.94m)

With front facing window. Radiator.

BEDROOM 2

9' 0" x 8' 2" (2.76m x 2.50m)

With side facing window. Radiator.

BATHROOM

With suite comprising panelled bath, vanity style wash hand basin and low level WC. Two-thirds tiling to walls and side window. Radiator.

KITCHEN

10' 9" x 6' 10" (3.29m x 2.09m)

Fitted with the original kitchen units including base and wall mounted cupboards with worktops. Stainless steel sink with dual drainer. Space for an electric cooker. Wall hung gas fired boiler and space and plumbing for automatic washing machine.

OUTSIDE

The property is set back from the road and offers vehicle access from Wansford Road to a concrete hardstanding used for parking. In addition, there is a front garden and side path which leads to the rear of the property and this includes large shed/workshop. Good sized expanse of garden enclosed by a fence.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Rear Elevation

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 (awaiting assessment).

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.

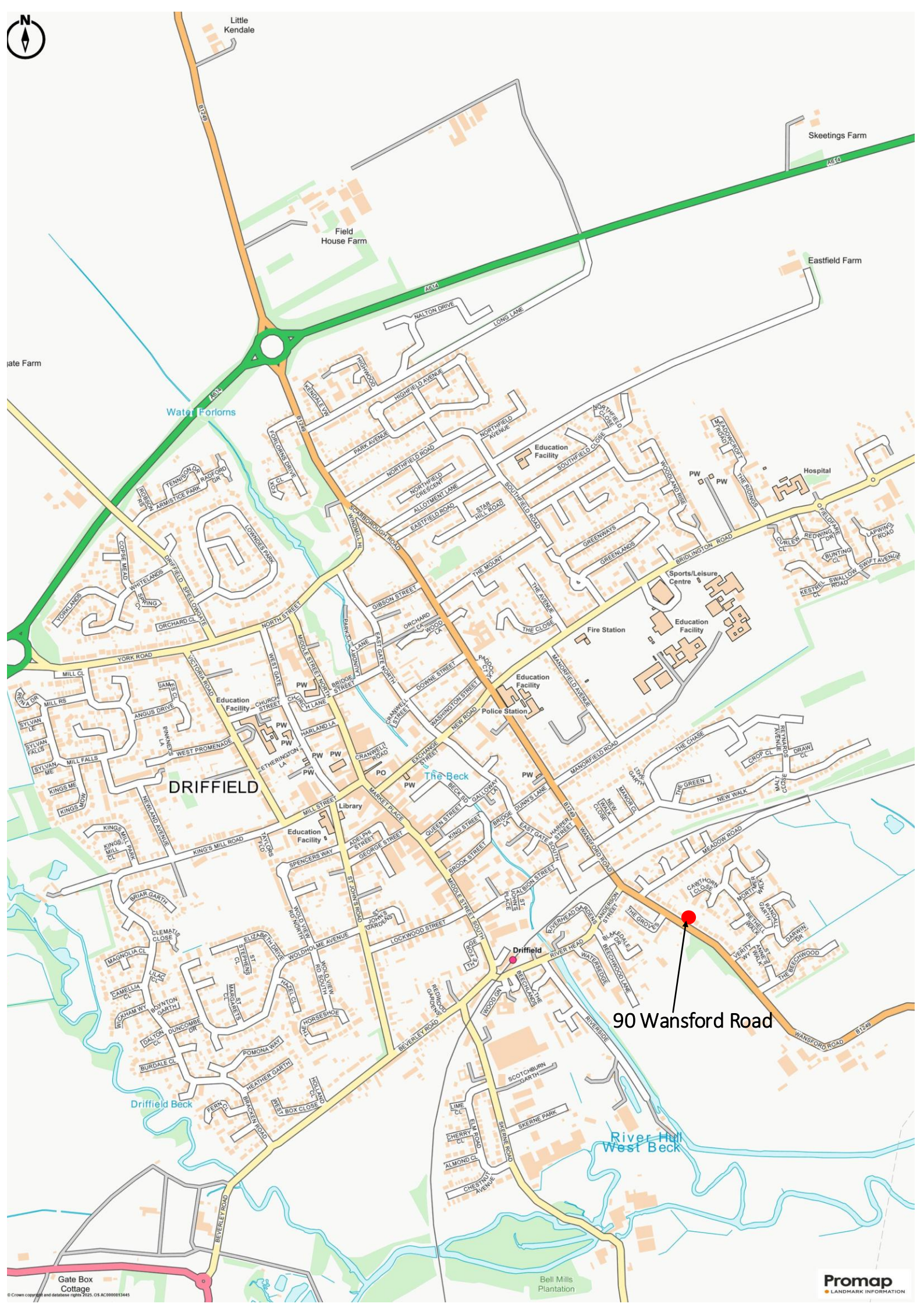
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 62 sq m (663 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





90 Wansford Road

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