



8 Almond Close
Drifffield
YO25 6SJ

ASKING PRICE OF

£190,000

2 Bedroom Semi-Detached Bungalow



Patio and garden

 2
  1
  1
  Off Road Parking
  Gas Central Heating

8 Almond Close, Drifffield, YO25 6SJ

Having been carefully reconfigured and refurbished to a high standard, this is a very attractive semi-detached bungalow in a quiet cul-de-sac setting offering attractive accommodation with a modern feel. Indeed, the main focal point of this property is the rear facing open plan living room and kitchen, the kitchen area featuring a wealth of integrated appliances including oven and hob with extractor, fridge, freezer and washing machine.

The shower room has also been refurbished and includes a walk-in shower plus vanity wash hand basin and WC. The two front facing rooms are considered to be bedrooms, however, either could be utilised as an additional reception room, if required.

With a modern finish including 'oak' finished interior doors, recessed ceiling lighting and a landscaped garden, this is an established property in a great location in an 'as new' condition, complete with carpets and floor coverings throughout.

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.

DRIFFIELD

Drifffield remains a market town, notwithstanding the closure



Living Room



Living Room/Kitchen



Kitchen



Living Room/Kitchen

Accommodation

SIDE ENTRANCE LOBBY

Leading into:

HALL

8' 1" x 2' 9" (2.48m x 0.85m)

Featuring oak finished "cottage-style" interior doors leading off to all rooms. Built-in storage cupboard housing the hot water cylinder.

LIVING ROOM AND KITCHEN

18' 9" x 15' 7" (5.74m x 4.75m)

Open plan into the kitchen being fitted along two walls with a modern range of kitchen units along with worktops. Integrated electric oven and hob with extractor over, integrated dishwasher, fridge and freezer. Inset sink with single drainer. Contemporary vertical style radiators.

Double French doors leading out to the garden and additional window again onto the garden. Wood effect flooring.

SHOWER ROOM

6' 4" x 5' 3" (1.95m x 1.61m)

With walk-in shower that has been attractively tiled, vanity wash hand basin and low level WC. Contemporary styled towel radiator.

BEDROOM 1

14' 9" x 9' 11" (4.52m x 3.03m)

A spacious front facing room with front window. Radiator.

BEDROOM 2

10' 2" x 8' 6" (3.10m x 2.60m)

With front facing window. Radiator.

OUTSIDE

The property stands back from the road behind an open plan expanse of garden that is predominantly lawned.

There is a gravelled parking area to the front and a side path leads to the rear of the property.

Immediately to the rear of the property is a Yorkstone patio and this gives way to an expanse of lawn.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE



Shower Room



Bedroom 1



Bedroom 2



Side of bungalow

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.

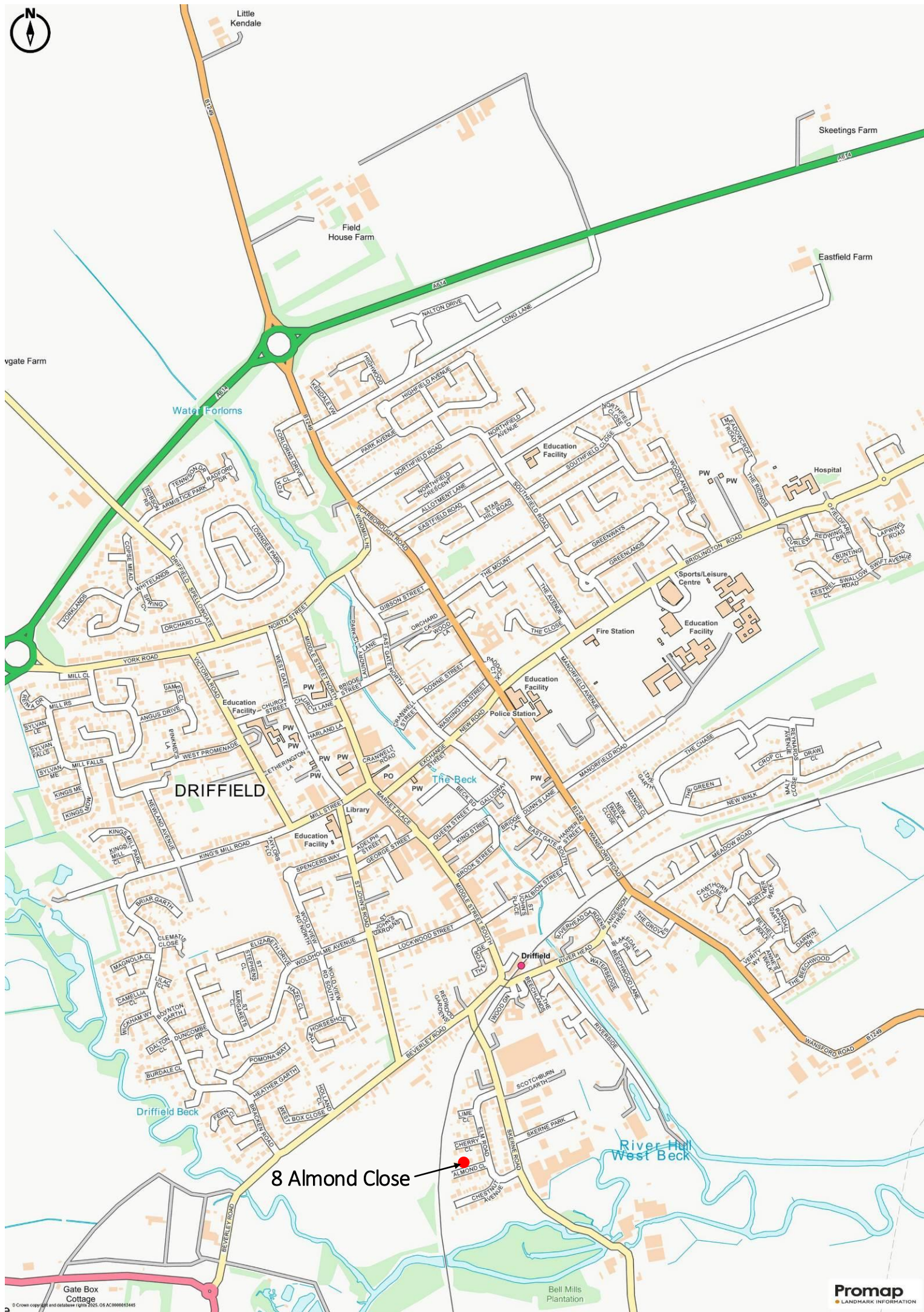
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 55 sq m (592 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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