



53 Greenways
Drifffield
YO25 5HU

ASKING PRICE OF

£160,000

2 Bedroom Detached Bungalow



Garden



2



1



1



Off Road
Parking



Gas Central Heating

53 Greenways, Driffield, YO25 5HU

A RARE OPPORTUNITY to acquire a competitively priced detached bungalow at a price range quite often associated with its semi-detached counterpart. Offering off-street parking and also good sized garden to the rear, this is a bungalow which is likely to have a wide appeal from first time buyers seeking a competitively priced first home through to couples looking to scale down without compromising location.

The bungalow itself is situated in an established residential setting just off Bridlington Road and, as such, provides convenient access into the town centre. The accommodation includes two rear facing bedrooms and front facing lounge which features a solid fuel stove. Offering a good fitted kitchen and the bathroom offers the usual facilities including a bath over the shower.

In summary, this is already a quality home but has the added scope to re-work the interior of the accommodation, if desired.

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



Kitchen



Bedroom 1

Accommodation

SIDE ENTRANCE

Into:

HALL

7' 6" x 2' 10" (2.29m x 0.87m)

With built-in storage cupboard. Radiator.

LOUNGE

16' 0" x 10' 10" (4.88m x 3.31m)

With front facing window and solid fuel stove (wood and coal) in situ providing ambience and cosy warmth. Radiator.

KITCHEN

7' 9" x 6' 6" (2.38m x 1.99m)

Fitted along two walls with base and wall mounted cupboards along with a sink with single drainer. Plumbing for automatic washing machine and door leading out to the rear.

NB In many properties of this style, the kitchen has been incorporated within the lounge to great effect in creating a more contemporary layout and sense of space.

BEDROOM 1

10' 9" x 9' 11" (3.28m x 3.04m)

With rear facing window. Radiator.

BEDROOM 2

9' 8" x 7' 8" (2.97m x 2.35m)

With rear facing window. Radiator.

BATHROOM

5' 9" x 5' 2" (1.77m x 1.60m)

With suite comprising bath having a shower over, low level WC and pedestal wash hand basin.

OUTSIDE

The property stands back from the road behind a block paved forecourt which also provides off-street parking. There is a path to the side of the property and this in turn leads to the rear where there is an enclosed area of garden. The garden also features a secure storage shed.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



Bedroom 2



Bathroom



Rear Elevation

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.

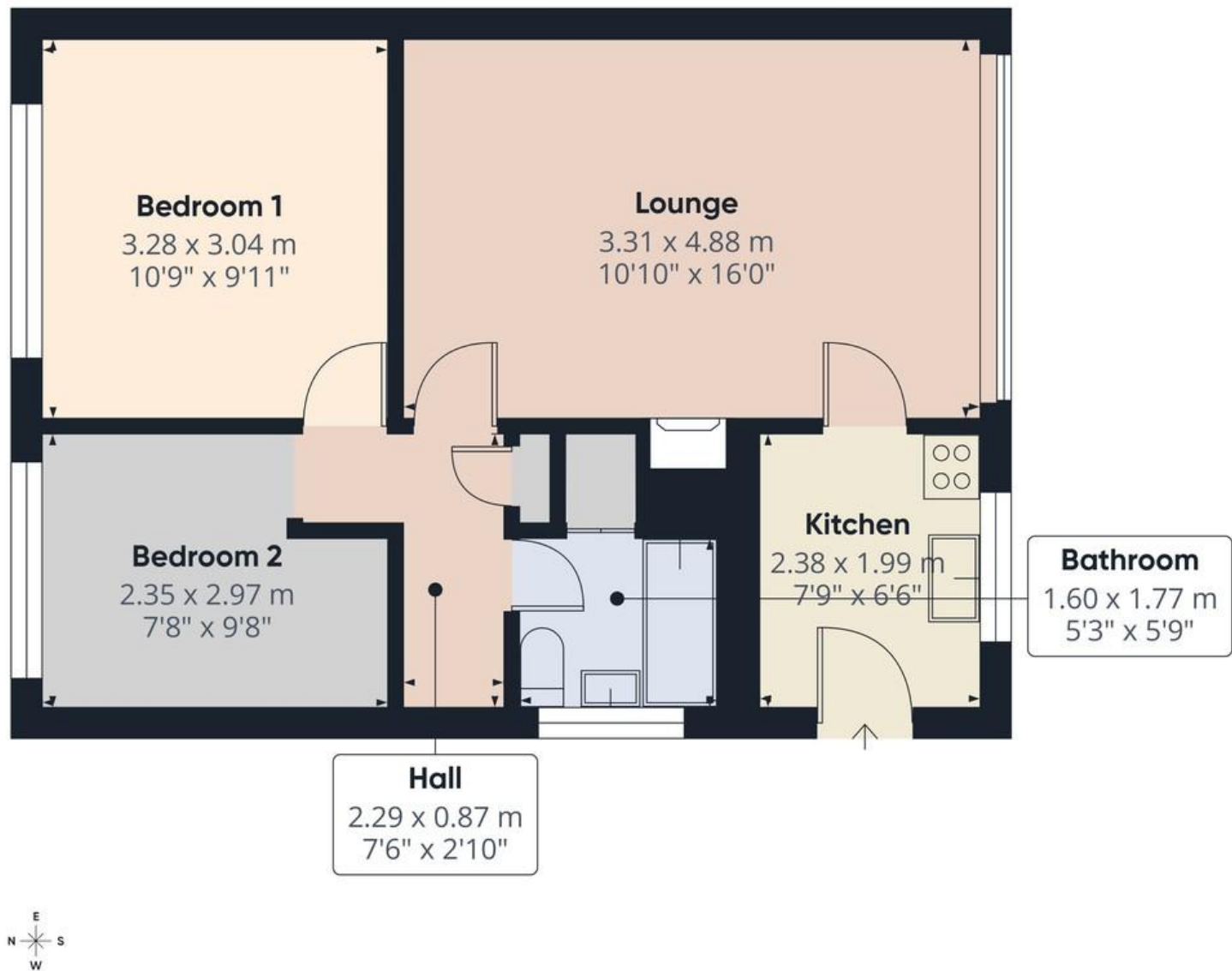
Floor plans are for illustrative purposes only.

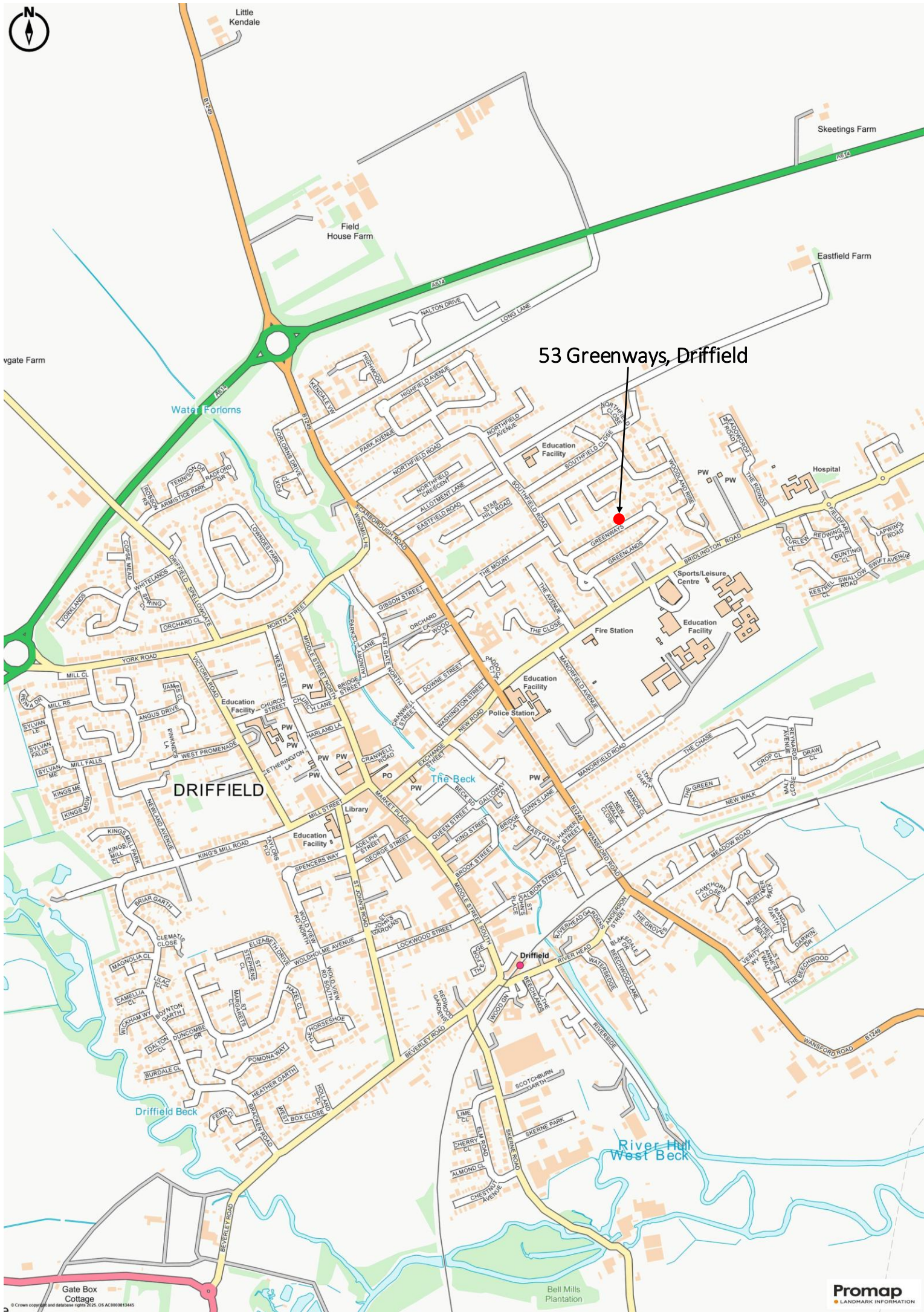
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 44 sq m (478 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





53 Greenways, Driffield

DRIFFIELD

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