



2 Camellia Close  
Drifffield  
YO25 6QT

ASKING PRICE OF

**£165,000**

**2 Bedroom Semi-Detached Bungalow**





Lounge

 2
  1
  1
  Garage & Off Road Parking
  Gas Central Heating

## 2 Camellia Close, Driffield, YO25 6QT

An established semi-detached bungalow in a particularly quiet and attractive cul-de-sac setting offered to the market at a competitive price. A particular feature of this bungalow is the side drive which is extra wide and leads to a single garage. Overall, the property is in good order with a modern kitchen but some aspects could benefit from a degree of updating though this is more than reflected in the competitive asking price.

The accommodation itself includes front entrance with cloakroom/WC, lounge, fitted kitchen with appliances, bathroom and two bedrooms.

The property is centrally heated throughout and has uPVC double glazing. **We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.**

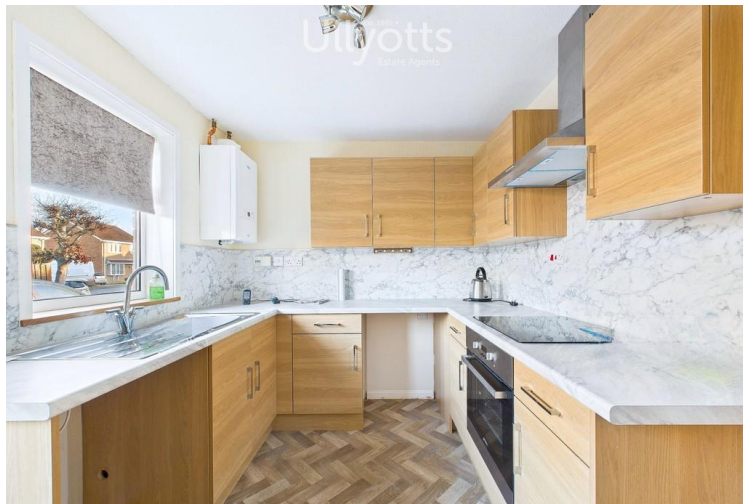
In summary, this is a super bungalow in a good setting and if

location is important, this is one to consider!

### 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.



Kitchen



Virtually Staged - Kitchen



Lounge



Virtually Staged - Lounge

## Accommodation

### ENTRANCE LOBBY

With built-in storage cupboard.

### CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

### LOUNGE

19' 6" x 10' 6" (5.96m x 3.22m)

With front facing window and wall mounted gas fire. Wall mounted gas fire. Radiator.

### KITCHEN

9' 7" x 7' 8" (2.93m x 2.35m)

Fitted along three walls with a modern range of kitchen units including base and drawer units along with complimentary worktops plus wall mounted cupboards to match. Integrated electric oven and hob with extractor over plus stainless steel sink with swan neck mixer tap and single drainer. Space and plumbing for automatic washing machine and space for a refrigerator. Wall hung boiler and side window. Radiator.

Door to the exterior.

### INNER LOBBY

With built-in storage cupboard.

### BEDROOM 1

11' 2" x 9' 2" (3.41m x 2.81m)

With rear facing window and built in wardrobes plus bedside cupboards. Radiator.

### BEDROOM 2

9' 1" x 6' 10" (2.79m x 2.10m)

With rear facing windows and built in wardrobes. Radiator.

### SHOWER ROOM

With walk-in shower having a sliding glass door, low level WC and vanity style wash hand basin. Built-in storage cupboard. Radiator.

### OUTSIDE

The property is set back from the road behind a gravelled front forecourt. There is a side drive which leads to a single garage. The side drive is wider than normal with a gravelled area to the right hand side. To the rear of the property is a low maintenance area of garden.





Bedroom 1



Virtually Staged - Bedroom 1



Bedroom 2



Virtually Staged - Bedroom 2

### 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.

### 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.

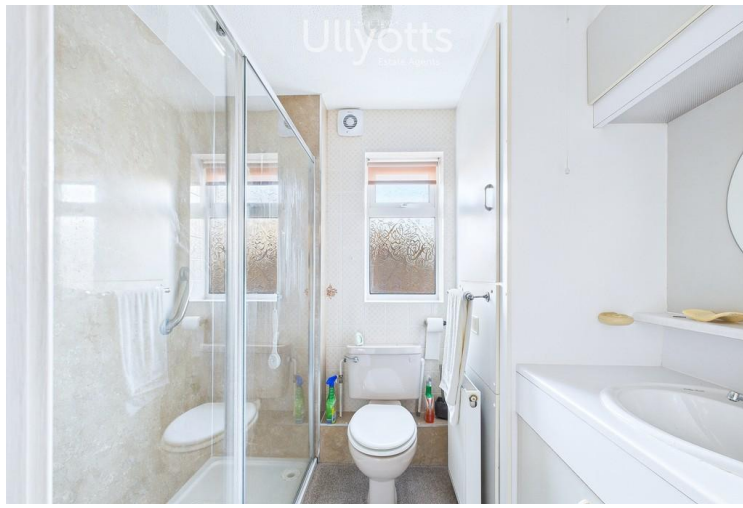
Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS





Shower Room



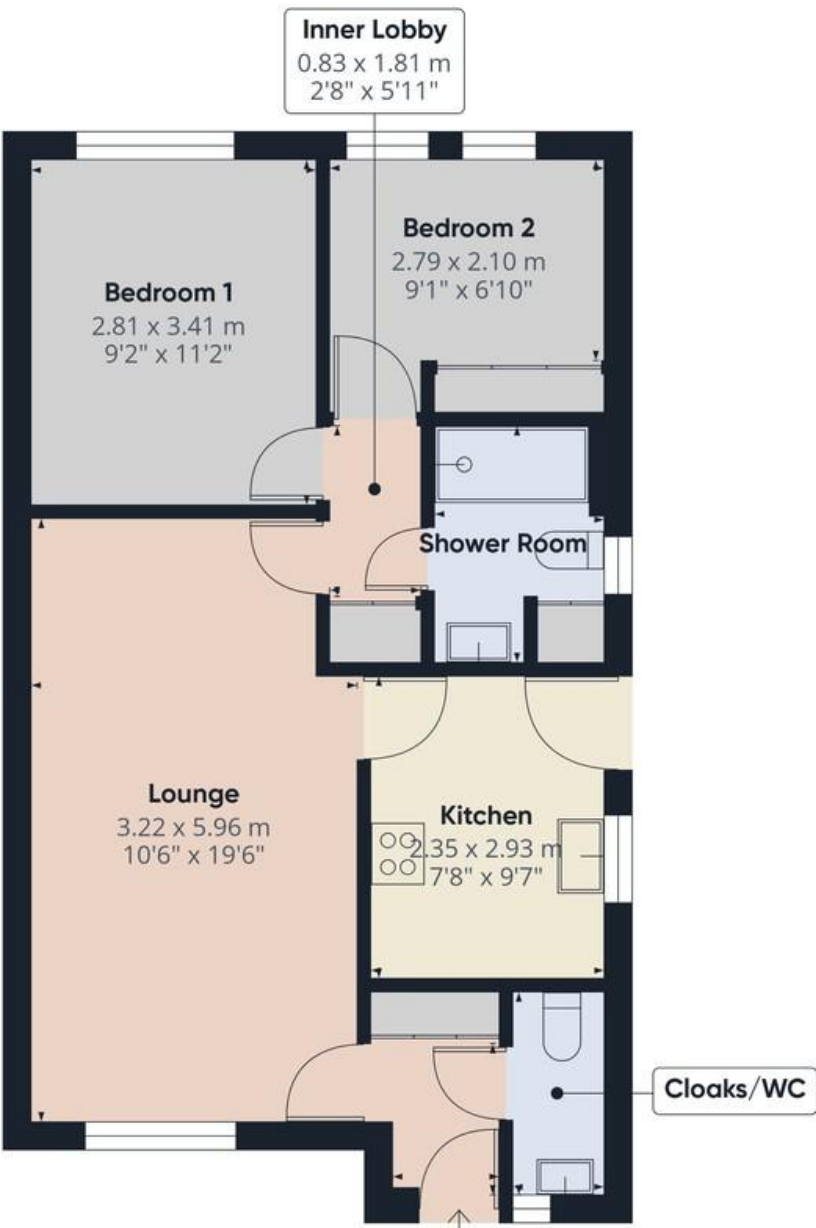
Rear Elevation

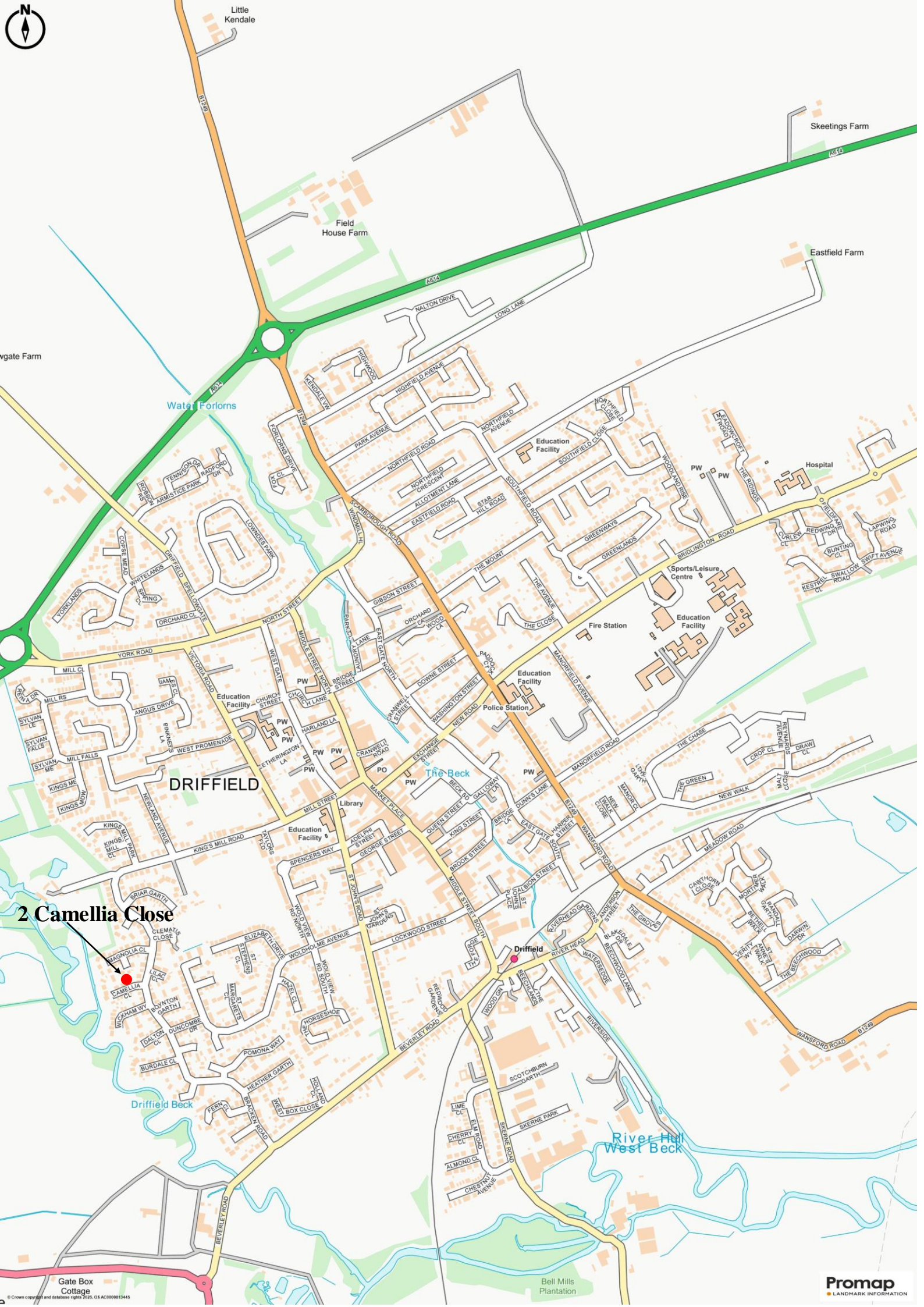


Side drive



The digitally calculated floor area is 53 sq m (567 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





2 Camellia Close

CAMELLIA CL

Gate Box Cottage



▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

**www.ullyotts.co.uk**



- Residential Sales ▪ Property Management
- Valuations

