



178 The Mount  
Driffield

YO25 5JL

ASKING PRICE OF

**£180,000**

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden



2



1



1



Off Road  
Parking



Gas Central Heating

## 178 The Mount, Drifffield, YO25 5JL

Presented to a good overall standard, this is an established semi-detached bungalow, located within a popular, sought-after residential area convenient for local facilities including shops. The accommodation on offer includes two bedrooms, both of which are front facing and very attractive rear facing lounge overlooking the garden. There is a fitted kitchen plus shower room.

Externally, there are front and rear gardens, the rear being enclosed and offers a good degree of privacy plus off-street parking and workshop/shed.

### DRIFFFIELD

Drifffield 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



Kitchen



Bedroom



Bedroom

## Accommodation

### ENTRANCE HALL

Giving access to all principal rooms. Radiator.

### LOUNGE

16' 2" x 11' 10" (4.93m x 3.62m)

With rear facing aspect onto the garden and having French doors to the outside. Tiled fireplace and hearth with provision for an open fire and electric fire in situ. Coved ceiling and dado rail. Radiator.

### KITCHEN

10' 2" x 8' 5" (3.1m x 2.57m)

Fitted along three walls with a range of modern kitchen units finished with maple doors and integrated appliances which include electric oven and electric hob with extractor over. Inset sink with single drainer and mixer tap. Space and plumbing for automatic washing machine.

### BEDROOM 1

13' 2" x 10' 11" (4.03m x 3.34m)

With front facing window and built-in wardrobes. Coved ceiling. Radiator.

### BEDROOM 2

9' 3" x 8' 9" (2.83m x 2.68m)

With front facing window and coved ceiling. Radiator.

### SHOWER ROOM

With Quadrant style shower enclosure, pedestal wash hand basin and low-level WC. Fully tiled walls.

### OUTSIDE

The property stands back from the roadside behind an expanse of front garden which is predominantly gravelled. There is a concrete side drive providing off-street parking for multiple vehicles. To the rear of the property is an enclosed area of garden which features raised deck, immediately to the rear of the bungalow, lawn and large workshop/shed.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

### 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.

### CAVITY WALL INSULATION

We understand that cavity wall insulation was installed in 2008.

### TENURE

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



Shower Room

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed).

## 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.

## WHAT'S YOURS WORTH?

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## VIEWING

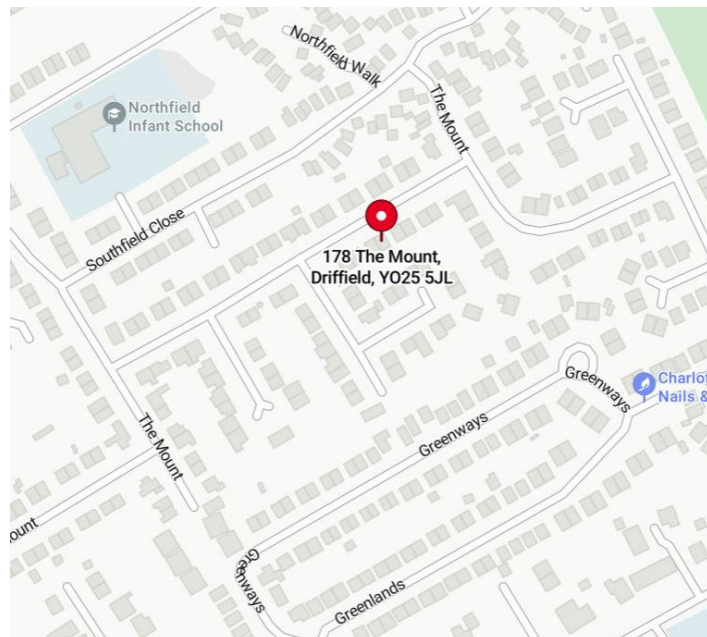
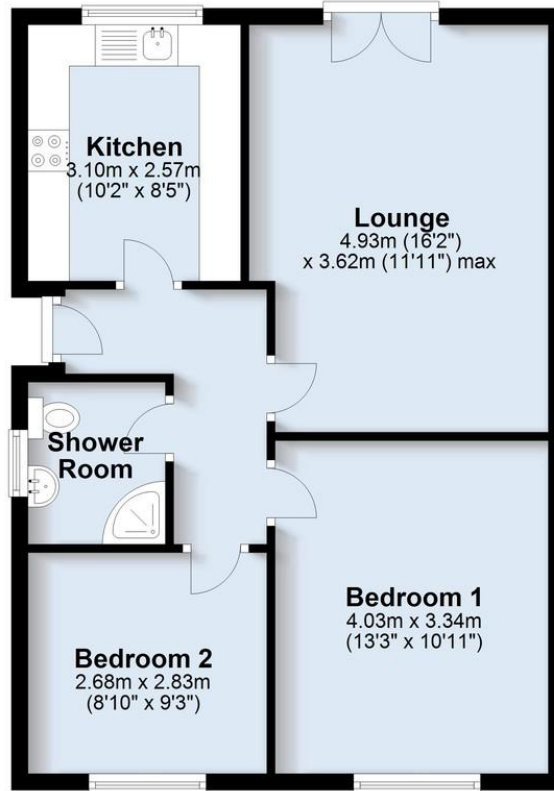
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

### Ground Floor

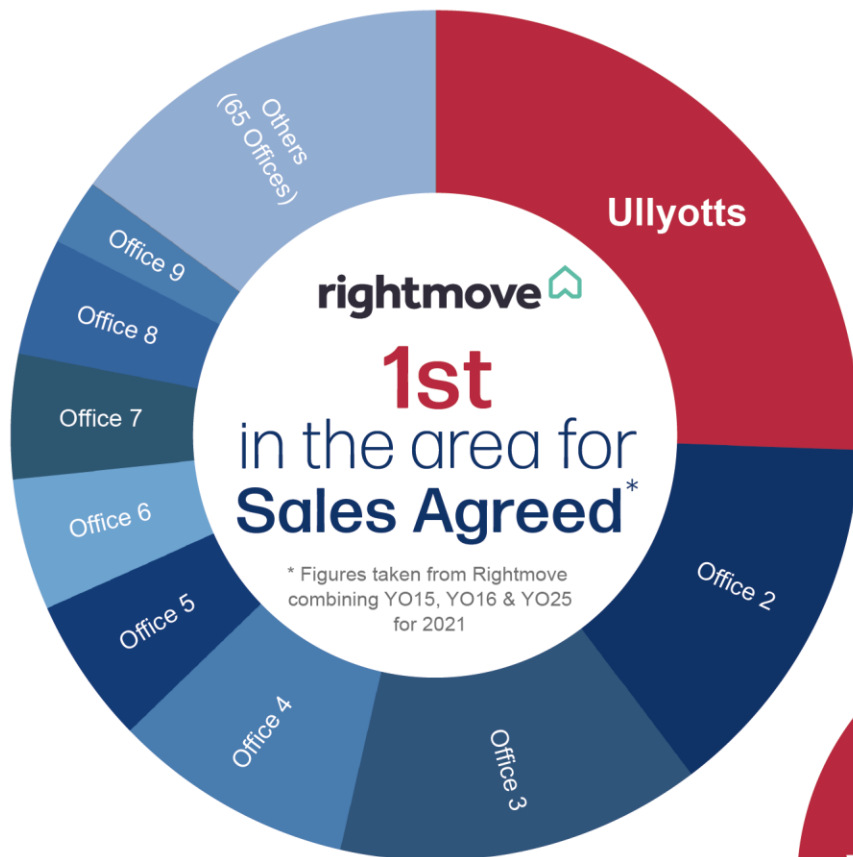
Approx. 56.5 sq. metres (607.7 sq. feet)







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