



1 The Paddocks
Driffield
YO25 6YQ

ASKING PRICE OF

£165,000 - NO ONWARD CHAIN

2 Bedroom Semi-Detached Bungalow



Kitchen



2



1



1



Off Road Parking
& Carport



Gas Central Heating

1 The Paddocks, Driffield, YO25 6YQ

A semi-detached bungalow which is located in a very attractive cul-de-sac setting within convenient access of the town centre. The bungalow itself is in exceptional order throughout, though potentially could be developed further by the new owner!

The accommodation on offer includes a spacious front facing lounge, separate WC, fully fitted kitchen, two bedrooms and bathroom. There is vehicle access onto a side drive which also includes a car port. The gardens are mature and are situated to the front and rear.

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.

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 - VIRTUALLY STAGED



Lounge



Lounge - VIRTUALLY STAGED

Accommodation

FRONT ENTRANCE

Into:

ENTRANCE HALL

4' 11" x 4' 4" (1.50m x 1.34m)

With built-in storage cupboard.

CLOAKROOM/WC

6' 5" x 3' 0" (1.96m x 0.93m)

With low level WC and wash hand basin.

LOUNGE

19' 4" x 10' 4" (5.90m x 3.17m)

With front facing window and wood effect flooring and fireplace with gas fire in situ. Radiator.

KITCHEN

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

With modern kitchen cupboards in white, having chrome handles including base and wall mounted cupboards, along with coordinating worktops. Inset one and a half bowl stainless steel sink with base cupboard beneath. Space and plumbing for automatic washing machine and space and provision for a slot-in cooker. Side door.

BEDROOM 1

11' 7" x 8' 11" (3.54m x 2.74m)

With rear facing window. Radiator.

BEDROOM 2

9' 3" x 9' 1" (2.82m x 2.78m)

With rear facing window. Radiator.

BATHROOM

7' 3" x 5' 11" (2.23m x 1.82m)

With suite comprising panelled bath having a shower over and glass side screen, vanity style WC and wash hand basin. Fully tiled walls and double panelled radiator.

OUTSIDE

The property stands back from the road behind a lawned forecourt garden which is open plan. There is a wide block paved drive providing off-street parking and this leads to a covered car port area. To the rear of the property is a relatively mature area of garden which is lawned having side borders and also includes a patio area.

CENTRAL HEATING

Gas fired central heating to radiators.



Bedroom 1



Bedroom 1 - VIRTUALLY STAGED



Bedroom 2



Bedroom 2 - VIRTUALLY STAGED

DOUBLE GLAZING

Double glazed sealed units in timber surrounds.

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.

VIEWINGS

Strictly by appointment with Ulyotts 01377 253456 - Option 1.

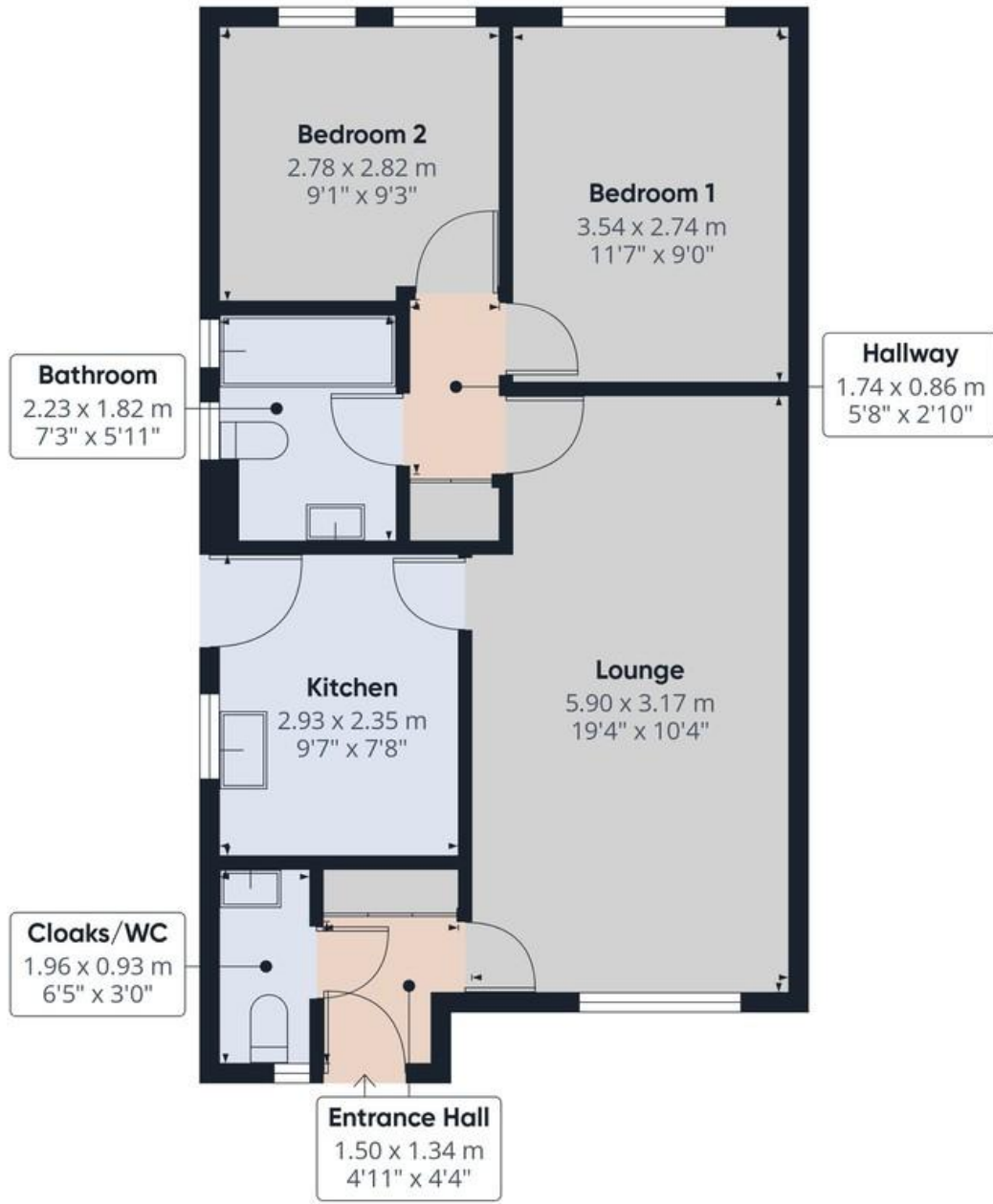
Regulated by RICS

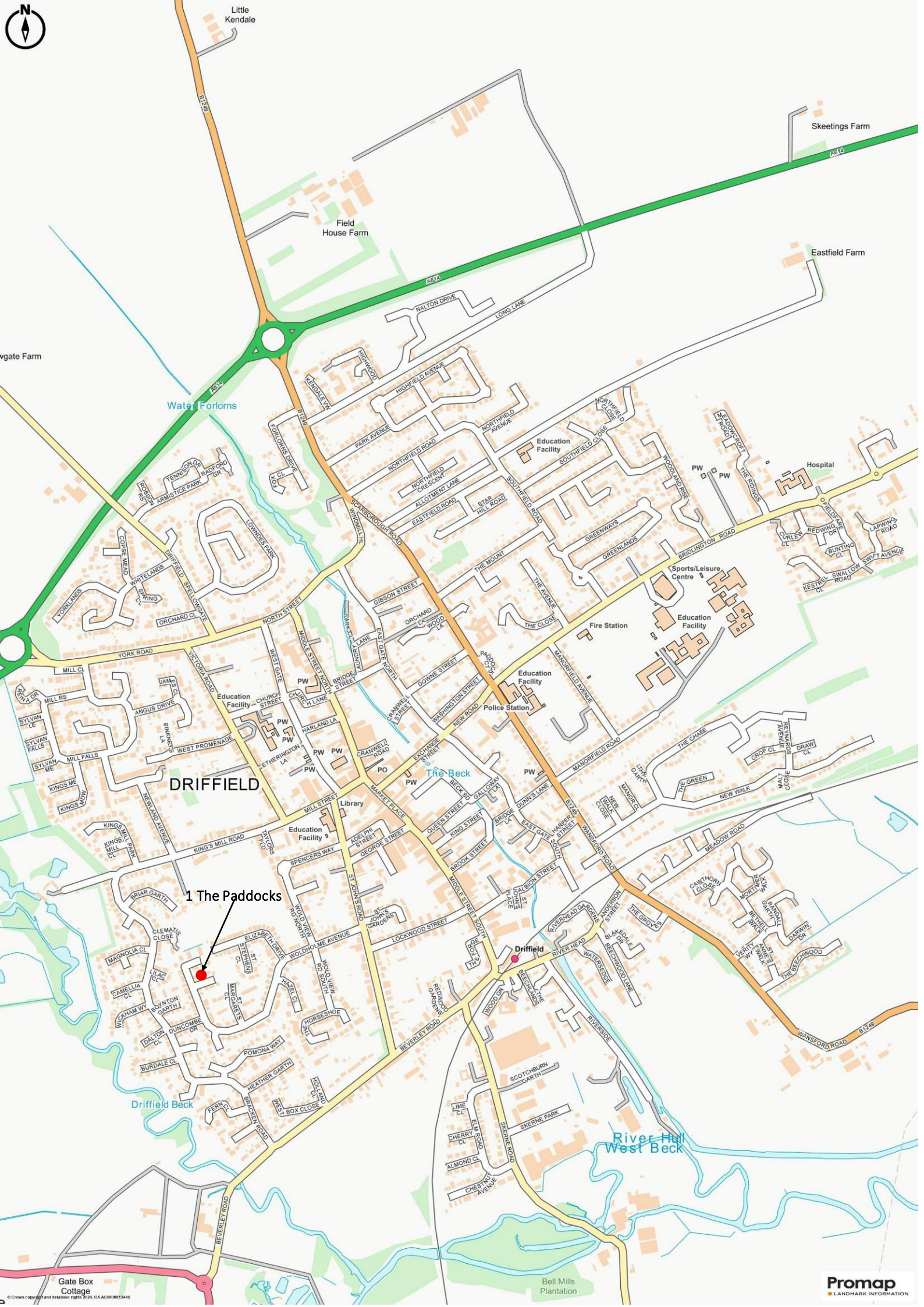


Bathroom



The digitally calculated floor area is 53.1 sq m (571 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

vgate Farm

Hospital

DRIFFIELD

The Beck

1 The Paddocks

Driffield

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ 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

