



9 Camellia Close
Drifffield
YO25 6QT

ASKING PRICE OF

£260,000

2 Bedroom Detached Bungalow



Garden

 2
  1
  1
  Garage & Off Road Parking
  Gas Central Heating

9 Camellia Close, Driffield, YO25 6QT

Forming part of a delightful and secluded cul-de-sac development comprising predominantly bungalows, this is certainly a bungalow which sets the standard and is ready to move into!

The accommodation on offer includes a generously proportioned lounge that has been thoughtfully customised to include an additional door to the exterior and is beautifully decorated. The entrance features a separate cloakroom with WC, ideal for visiting guests leaving the main bathroom for the exclusive use of the home owners. The kitchen is extensively fitted with a range of modern units along with integrated appliances and there are two rear facing bedrooms.

Off-street parking is available by way of a drive which leads to a detached garage. The property is secure to the rear with an enclosed garden, this being delightfully maintained and a real additional feature.

Camellia Close is located within a stones throw of the grounds of Kings Mill and, as such, the area benefits from many mature trees that provide a relaxed environment with plenty of wildlife.

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.



Cloakroom/WC



Lounge



Lounge



Lounge

Accommodation

ENTRANCE HALL

With double built-in storage cupboard. Wood effect flooring. Radiator.

CLOAKROOM/WC

6' 5" x 3' 0" (1.96m x 0.92m)

With low level WC and corner bracket wash hand basin.

Plumbing for automatic washing machine and double panelled radiator.

LOUNGE

19' 1" x 10' 2" (5.82m x 3.12m)

With front facing window and side door to the exterior. Coved ceiling. Two radiators.

Internal door leading into:

KITCHEN

9' 7" x 7' 8" (2.94m x 2.34m)

Fitted along two walls with a range of modern kitchen units finished with grey gloss doors and chrome effect handles. Inset one and a half bowl sink and integrated appliances including electric double oven, electric hob and extractor fan. Integrated dishwasher and fridge/freezer. Coved ceiling and side window.

SHOWER ROOM

7' 3" x 6' 0" (2.21m x 1.83m)

With shower enclosure including mixer shower, low level WC and vanity wash hand basin. Fully tiled walls and double panelled radiator. Coved ceiling.

BEDROOM 1

11' 5" x 8' 9" (3.48m x 2.69m)

With rear facing window and coved ceiling. Radiator. Built in wardrobes.

BEDROOM 2

9' 3" x 8' 9" (2.84m x 2.69m)

With dual rear facing window and coved ceiling. Double panelled radiator.

OUTSIDE

The property stands back from the road behind its own forecourt. There is a side drive which leads to a single garage. To the rear of the property is a most attractive expanse of garden, this being secured and totally enclosed. The garden comprises a shaped lawn with side planted borders and paved patio immediately to the rear of the bungalow.

There is a personal door into the large garage which features electric power and lighting as well as useful workshop.



Kitchen



Shower Room



Bedroom 1



Bedroom 2

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed unit double glazing throughout.

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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

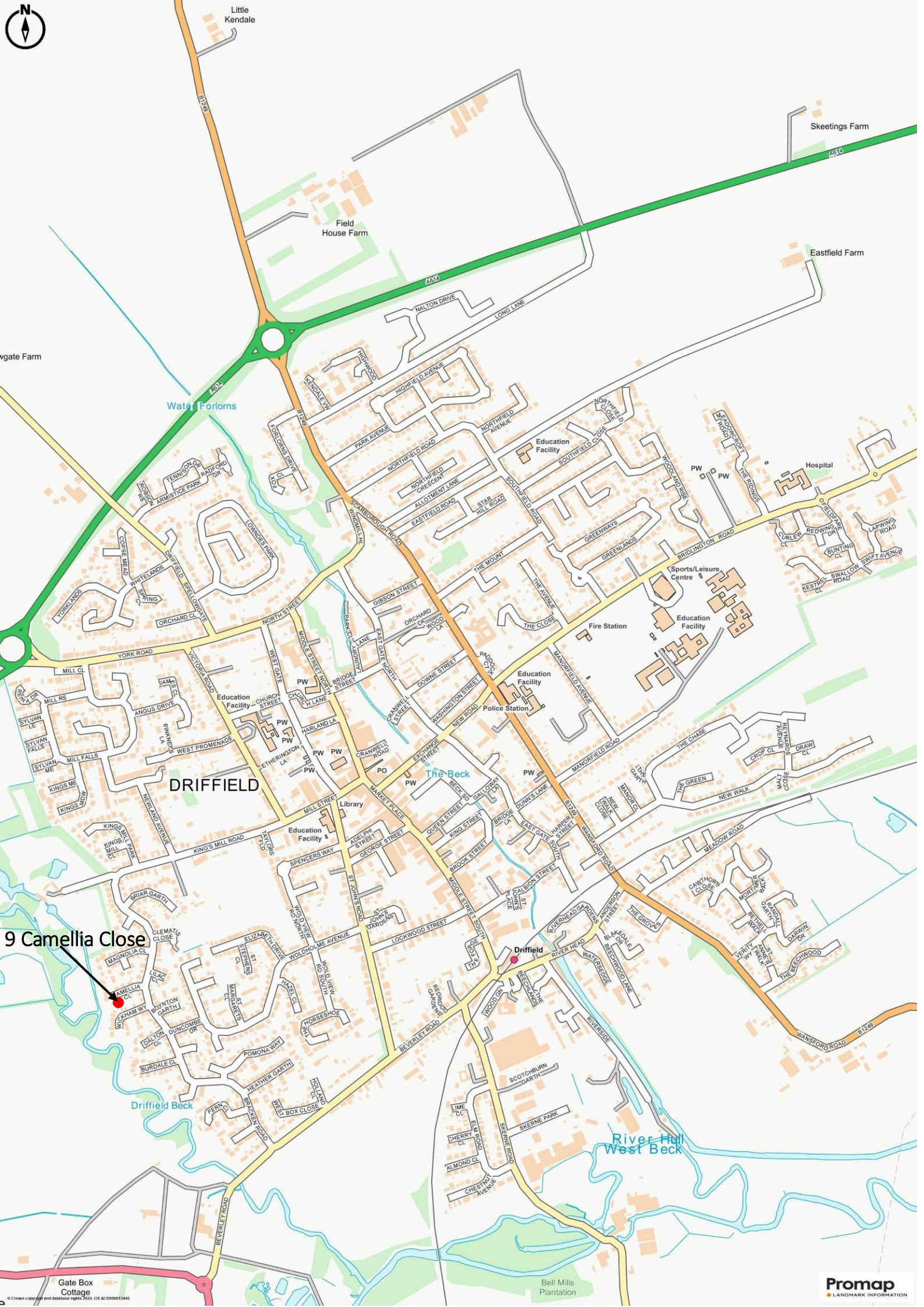


Garden and Rear Elevation



The digitally calculated floor area is 52 sq m (559 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





9 Camellia Close

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales ▪ Property Management
- Valuations

