



‘Wold View’

York Road, Little Drifffield

YO25 5XD

ASKING PRICE OF

£210,000 – NO ONWARD CHAIN

2 Bedroom Semi-Detached Bungalow



Front - Virtually Staged



2



1



1



Garage & Off
Road Parking



Electric Heating

‘Wold View’ York Road, Little Driffield, YO25 5XD

Located within the highly sought after village of Little Driffield, which itself lies on the fringe of Great Driffield and benefitting from an especially quiet setting, this is a bungalow which is likely to be in high demand.

The interior is, however, in need of general updating, although any improvements which are made to the property will definitely be worth while and these could include the re-fitting of the kitchen and bathroom, general re-decoration and installation of new floor coverings.

The bungalow is set back from the road on what was formerly the main road to York. Since the Driffield Bypass, this is an almost unused road. There is off-street parking by way of a front forecourt and side drive which leads to a brick built garage with pitched roof, whilst to the rear of the bungalow is a predominantly gravelled garden with a sunny south facing aspect.

There are literally only a handful of semi-detached bungalows within this much sought after village and, therefore, AN EARLY INSPECTION IS THOROUGHLY RECOMMENDED!

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.

LITTLE DRIFFIELD

A serene and peaceful village since it was by-passed more than 30 years ago. Little Driffield has a pretty green and pond where many people come to feed the ducks. Huge horse chestnut trees stand stately in front of St Mary's Church which is the burial place of Aldfrith, King of Northumbria who died in 705. Little Driffield was a busy centre for trade in Medieval times.



Kitchen



Kitchen - Virtually Staged



Lounge - Virtually Staged

Accommodation

SIDE ENTRANCE

Into:

ENTRANCE HALL

5' 3" x 2' 7" (1.62m x 0.80m)

With electric storage heater and built-in storage cupboard. Coved ceiling.

KITCHEN

8' 8" x 8' 5" (2.65m x 2.58m)

With a front facing window and fitted with a traditional range of kitchen units along two walls including base and drawer units, worktops edged with a timber moulding and wall mounted cupboards to match. Integrated electric oven and hob with extractor over, inset one and a half bowl sink with single drainer, space and provision for a refrigerator, space and plumbing for automatic washing machine. Electric storage heater. Coved ceiling.

LOUNGE

14' 10" x 10' 4" (4.54m x 3.17m)

With front facing window and feature fire surround housing an electric fire and electric storage heaters. Coved ceiling.

BEDROOM 1

11' 11" x 10' 4" (3.64m x 3.15m)

With rear facing window and coved ceiling. Electric heater.

BEDROOM 2

8' 5" x 6' 10" (2.58m x 2.09m)

With rear facing window and coved ceiling. Wall mounted electric heater.

BATHROOM

6' 3" x 5' 4" (1.91m x 1.64m)

With panelled bath, pedestal wash hand basin and low level WC. Fitted dado rail and half tiled walls. Coved ceiling.

OUTSIDE

The property stands back from the road behind a walled front boundary and gated access. There is a front gravelled forecourt plus side drive which leads to a detached single garage with front facing up and over door.

To the rear of the property is a predominately gravelled garden which also includes a timber shed. The garden has a sunny aspect and benefits from views across to various mature trees.



Bedroom 1



Bedroom 1 - Virtually Staged



Bedroom 2



Bedroom 2 - Virtually Staged

CENTRAL HEATING

With electric storage and electric heating.

DOUBLE GLAZING

Sealed unit double glazing throughout in wood frames.

TENURE

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

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

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



Bathroom



Bathroom - Virtually Staged



Garden

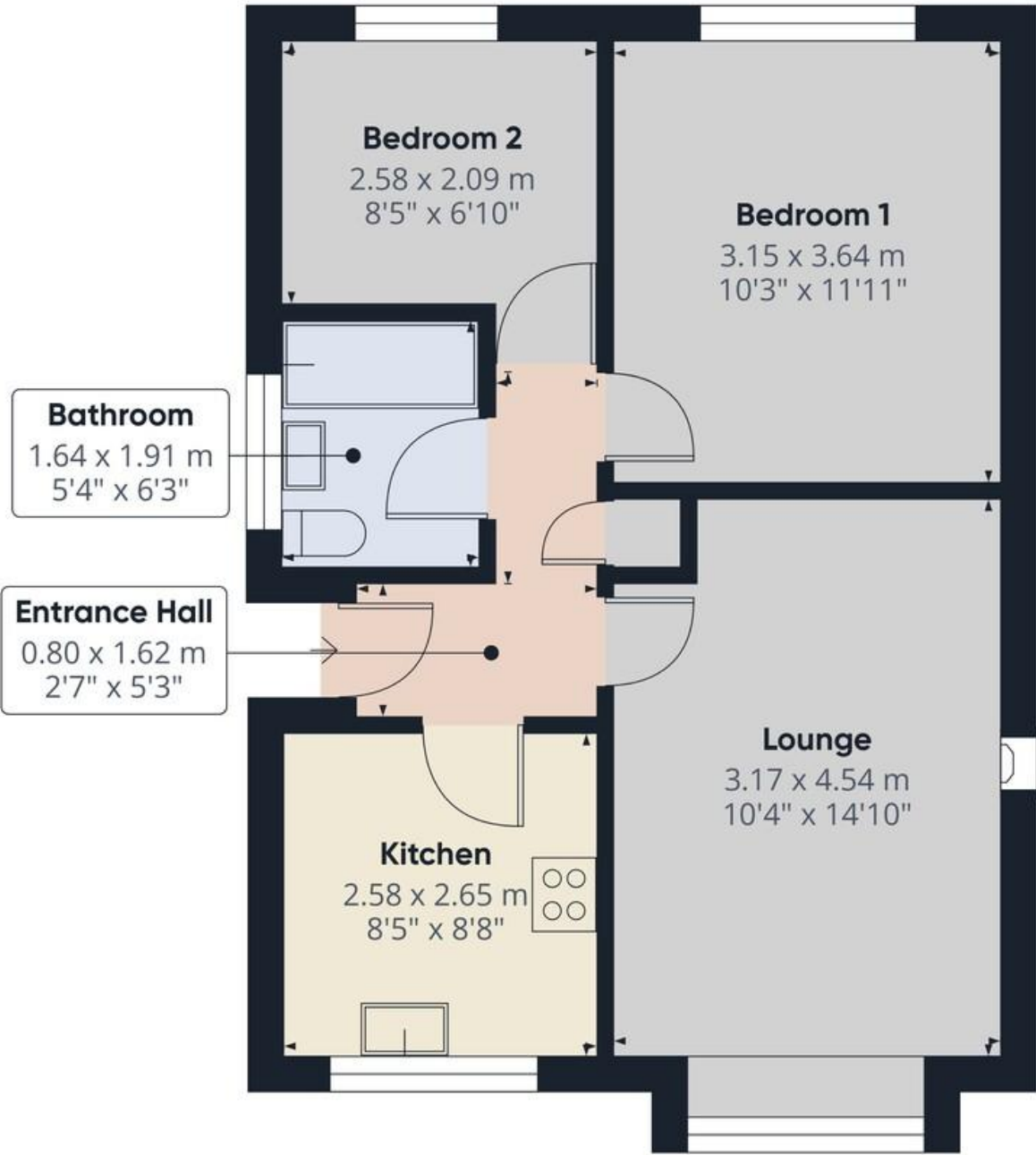


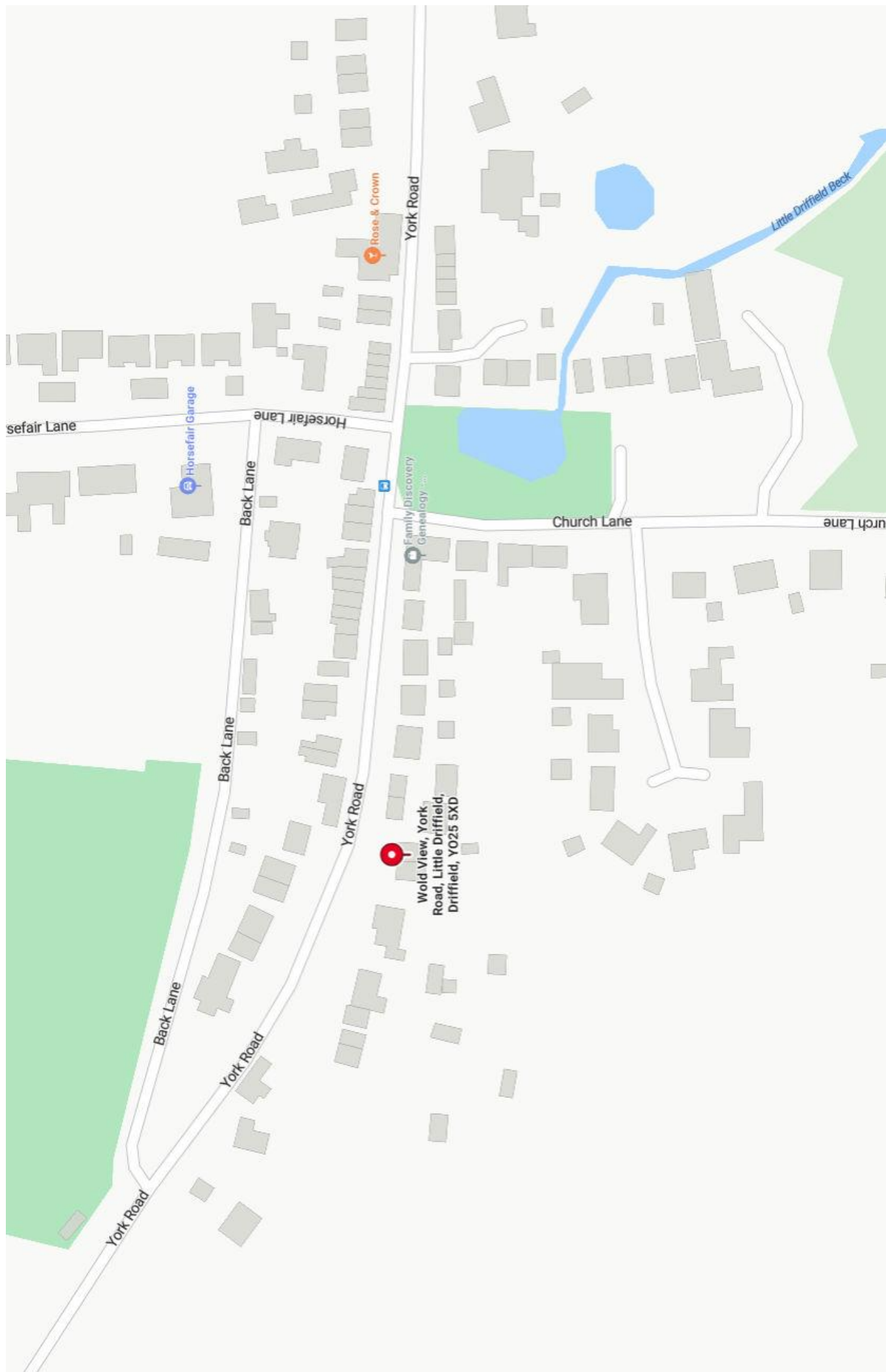
Garden - Virtually Staged 1



Garden – Virtually Staged 2

The digitally calculated floor area is 46 sq m (494 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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