



11 Elm Road  
Driffield  
YO25 6SQ

ASKING PRICE

£169,500

2 Bedroom Detached Bungalow





Garden



## 11 Elm Road, Drifffield, YO25 6SQ

An established detached bungalow in what is a very popular location, convenient for access into the town centre as well as being within level walking distance of the same. The bungalow is offered to the market at a competitive price to attract early interest, it is in good order throughout, however, would benefit from general modernisation and updating, though does offer tremendous scope.

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.

Having been let and managed by Ulllyotts, any gas appliances as well as the electrical installation will conform with legislation at the point of last inspection.

### DRIFFIELD

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.



Kitchen



Breakfast Kitchen - Virtually Staged



Lounge



Lounge - Virtually Staged

## Accommodation

### SIDE ENTRANCE DOOR

Opening to:

### ENTRANCE HALL

11' 1" x 2' 9" (3.38m x 0.86m)

Access to loft. Radiator.

Door to:

### LOUNGE

14' 9" x 9' 11" (4.52m x 3.02m)

Electric coal effect fire. Radiator.

### BREAKFAST KITCHEN

15' 7" x 7' 11" (4.76m x 2.43m)

With built-in gas oven and four ring gas hob. Three double wall mounted cupboards. Four double base units and one large single base unit. Tiled splash backs. Radiator. Door to rear garden.

### BEDROOM 1 (REAR)

10' 7" x 9' 1" (3.24m x 2.77m)

Radiator.

### BEDROOM 2 (FRONT)

10' 0" x 8' 7" (3.06m x 2.62m)

Radiator.

### BATHROOM

6' 3" x 5' 4" (1.92m x 1.65m)

With green suite comprising panelled bath with mixer tap and shower attachment, low-level WC and pedestal wash hand basin. Part tiled around the bath. Radiator.

### GARDENS

The front garden is paved with shrubs. The rear garden has a patio with borders.

### GARAGE

Detached brick garage. Off-road parking on driveway.

### 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 uPVC sealed unit double glazing throughout.





Bedroom 1



Bedroom 1 - Virtually Staged



Bedroom 2



Bedroom 2 - Virtually Staged

### 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

Band C.

### 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.



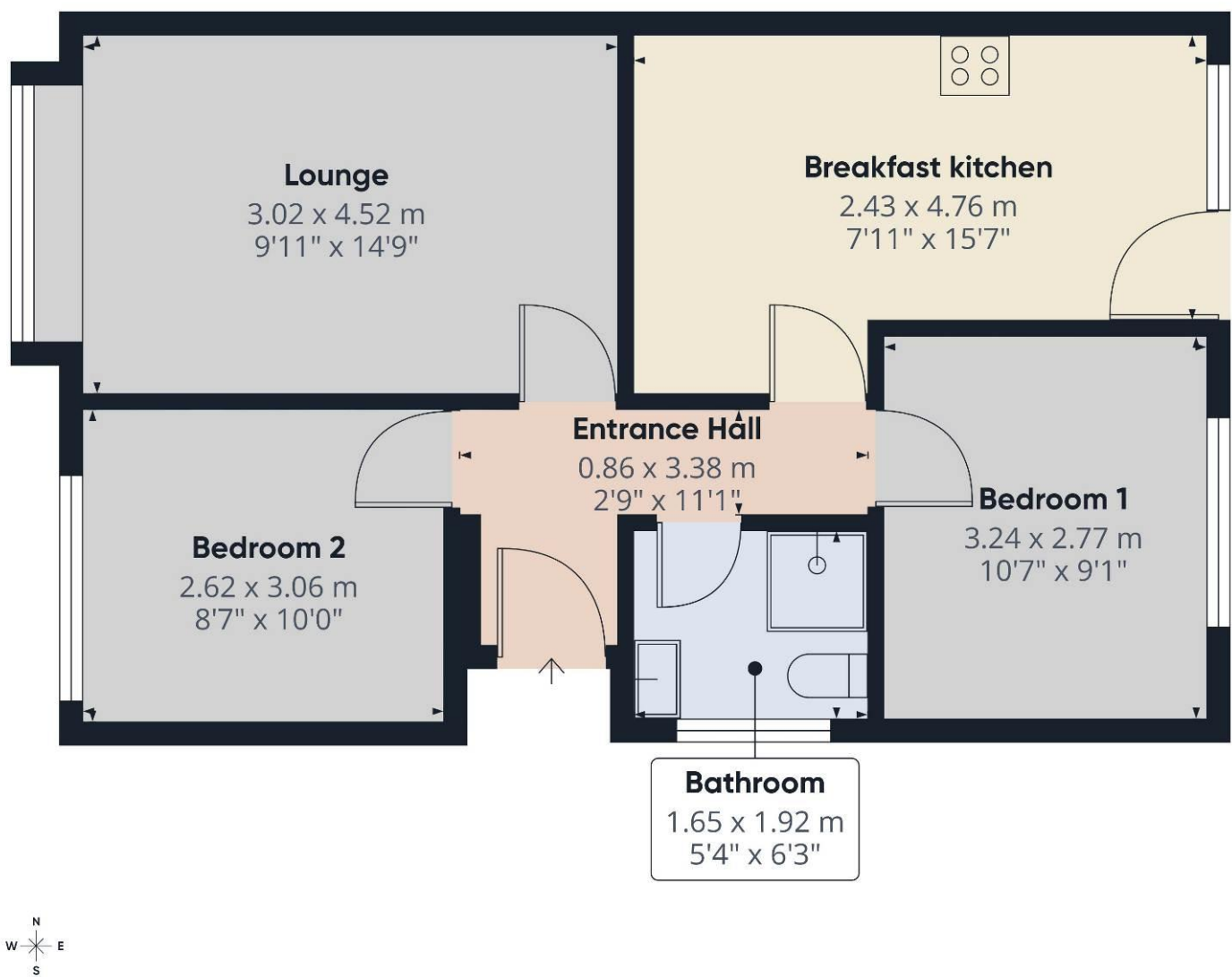
Bathroom

### VIEWING

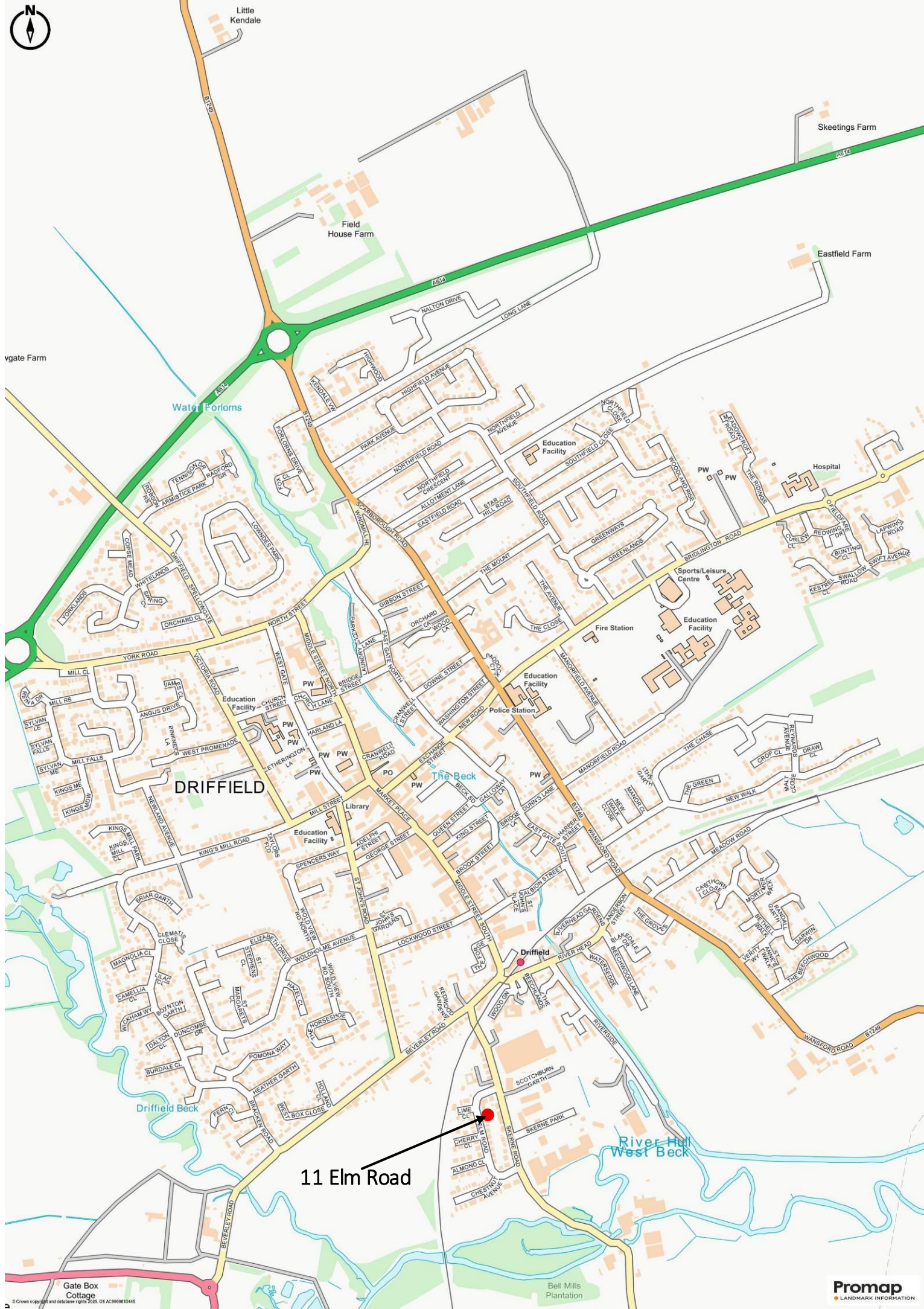
Strictly by appointment (01377) 253456 or [sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

Regulated by RICS

The digitally calculated floor area is 52.1 sq m (560 sq ft). This area may differ from the floor area on the Energy Performance Certificate.







11 Elm Road





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