



41 Whitelands
Driffield

YO25 5YW

ASKING PRICE OF

£285,000 NO CHAIN

3 Bedroom Detached Bungalow



Rear Elevation



Double Garage &
Off Road Parking



Gas Central Heating

41 Whitelands, Driffield, YO25 5YW

A bungalow in a very attractive location in a cul-de-sac towards the end of the Whitelands Development. The bungalow itself provides well maintained accommodation which includes a very attractive rear facing lounge that has a conservatory leading off, **both rooms offering rear views onto what is a very desirable rear garden!**

The accommodation includes a dedicated dining room which is adjacent to the kitchen. The room could also be used as an additional bedroom, if required, enhancing the two other bedrooms. The kitchen is fitted and includes a range of appliances.

The location of this bungalow cannot be understated, the quiet nature of the development overall is definitely a real draw, whilst the garden to the rear is established and enclosed and offers huge scope to develop further.

Bungalows with double garages are extremely rare and if this is something which is required, it would be wise to act quickly ... so to not miss out!

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.



Kitchen



Dining Room/Bedroom



Lounge



Lounge

Accommodation

ENTRANCE LOBBY

4' 10" x 3' 6" (1.48m x 1.08m)

Coved ceiling. Radiator.

Access into:

CLOAKROOM/WC

5' 6" x 3' 6" (1.70m x 1.09m)

With WC and vanity wash hand basin and plenty of storage cupboards. Additional double cupboard. Radiator.

ENTRANCE HALL

8' 1" x 2' 9" (2.48m x 0.84m)

With built-in storage cupboard.

KITCHEN

9' 9" x 8' 3" (2.98m x 2.52m)

Fitted along three walls with a range of modern gloss white fronted doors with chrome handles. One and a half bowl stainless steel sink and drainer. Integrated appliances include electric oven and grill plus electric hob with extractor over. Space and plumbing for automatic washing machine and a dishwasher. Space and provision for a fridge/freezer.

LOUNGE

19' 7" x 12' 4" (5.98m x 3.77m)

With feature fire surround and gas fire in situ. Three windows plus large patio doors provide plenty of light into the room. Space for a dining table, if required. Coved ceiling. Radiator.

CONSERVATORY

10' 0" x 8' 3" (3.05m x 2.52m)

The conservatory is of uPVC construction on a dwarf brick wall with a polycarbonate roof. Views across the garden and French doors which lead out onto the patio.

DINING ROOM/BEDROOM

12' 4" x 8' 3" (3.76m x 2.52m)

With front facing bay window and wall light points. Coved ceiling. Radiator.

INNER HALL

5' 8" x 3' 2" (1.73m x 0.97m)

BEDROOM 1

11' 3" x 9' 0" (3.45m x 2.76m)

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



Conservatory



Bedroom 1



Bedroom 2



Shower Room

BEDROOM 2

9' 6" x 9' 3" (2.92m x 2.82m)

With rear facing window and built-in wardrobes. Covered ceiling. Radiator.

SHOWER ROOM

7' 3" x 6' 2" (2.22m x 1.88m)

With walk-in shower, having a glass side screen. Vanity wash hand basin with vanity area and encased cistern WC. Contemporary wall tiles and heated towel radiator.

OUTSIDE

The property stands back from the road behind a shallow open plan lawned garden. There is a block paved area and front forecourt which provides vehicle access plus a tarmacadam drive which leads to a detached double garage.

To the rear of the property is an enclosed area of garden featuring lawn with extensive patio adjacent to the bungalow.

DOUBLE GARAGE

17' 7" x 15' 11" (5.37m x 4.86m)

A good sized side drive providing off-road parking and leading to the detached double garage with power and lighting.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed unit double glazing throughout.

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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Garden

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.

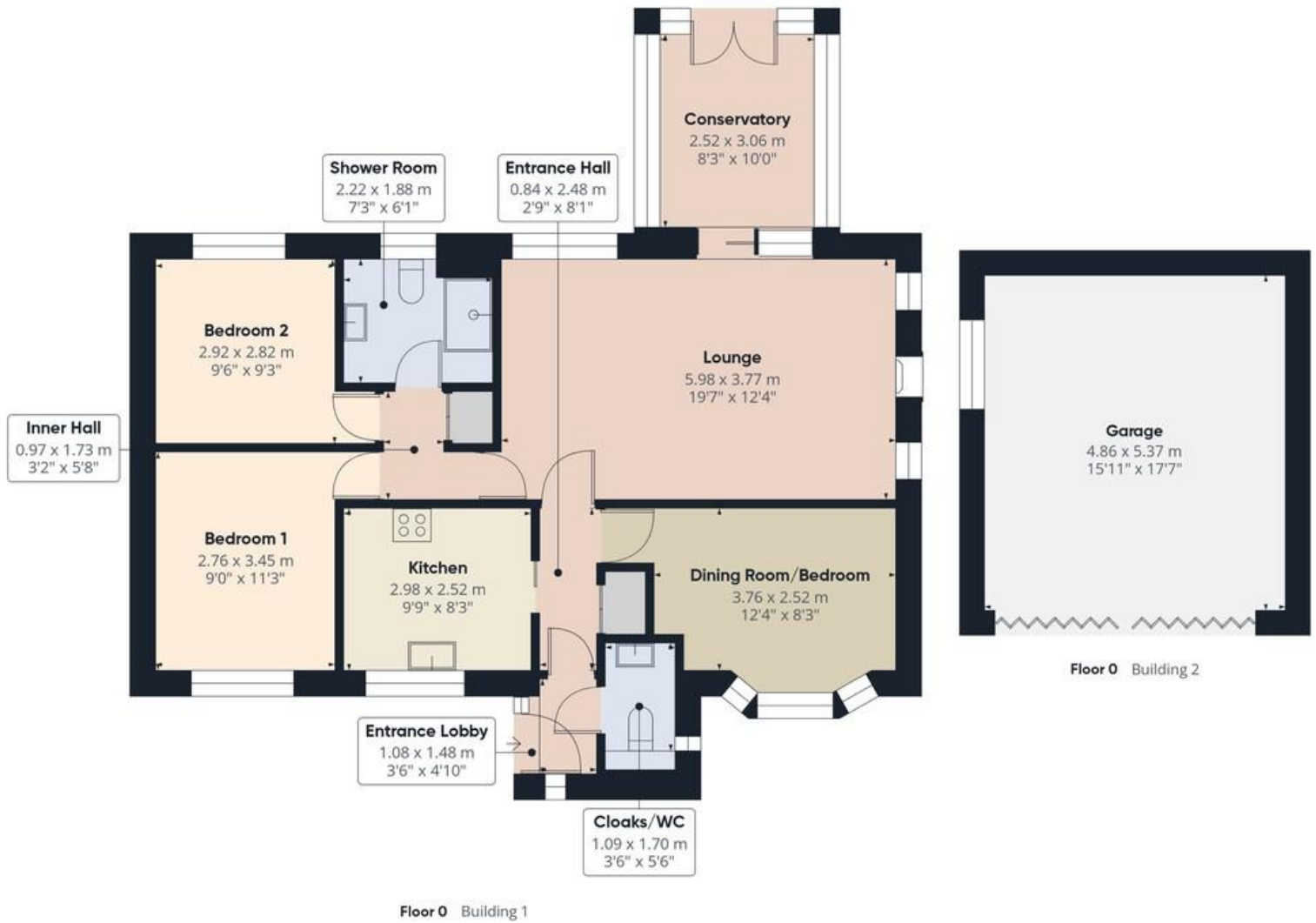
Floor plans are for illustrative purposes only.

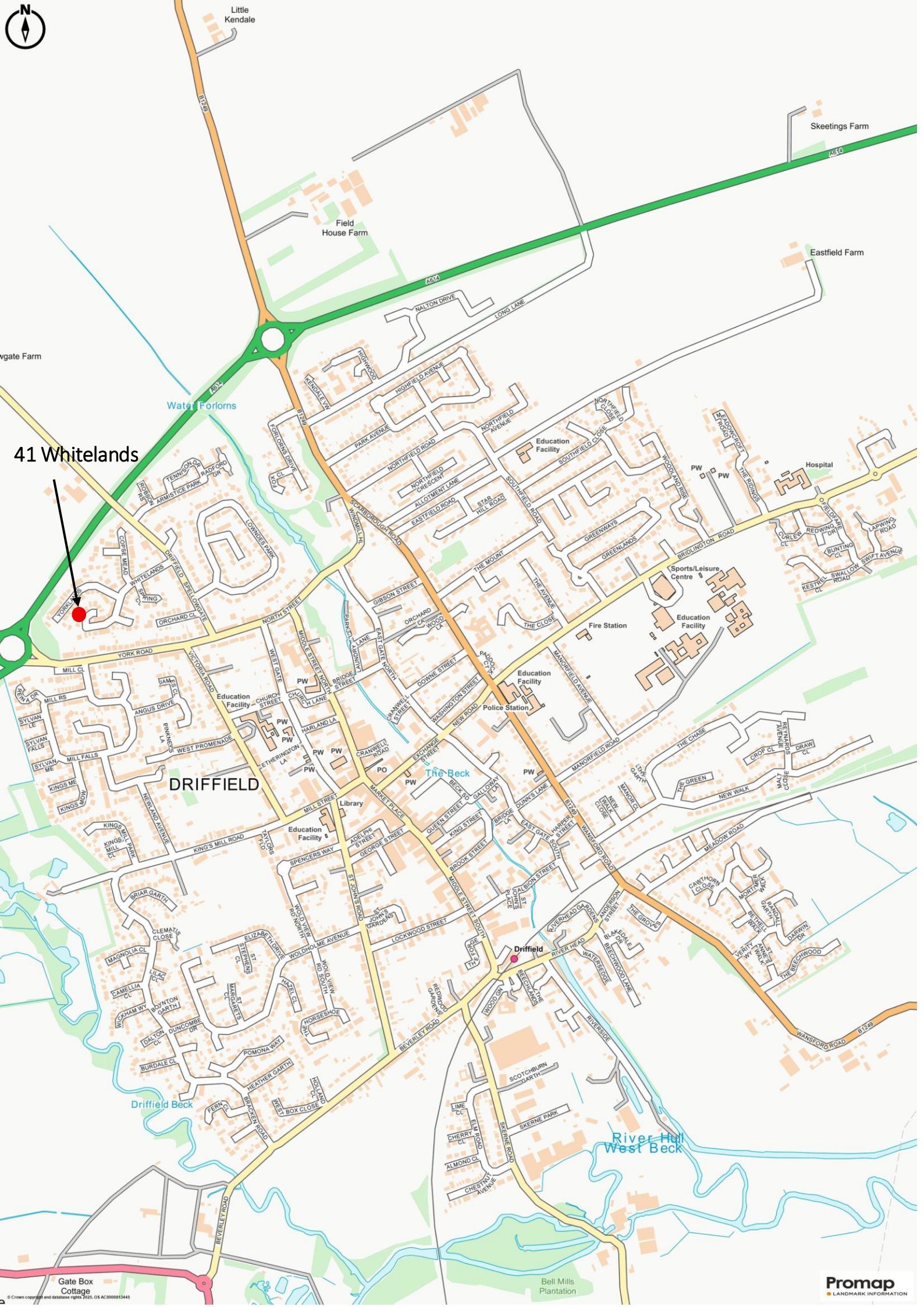
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 82 sq m (882 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





41 Whitelands



Wygate Farm

Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

Hospital

Sports/Leisure Centre

Fire Station

Education Facility

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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