Ullyotts
Est. 1891
Estate Agents



51 Meadow Road
Driffield
YO25 5NL

ASKING PRICE OF

£210,000

2 Bedroom Semi-Detached Bungalow

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01377 253456



Rear Elevation

2 | 1 | 1 | Garage & Off Road Parking | Gas Central Heating

51 Meadow Road, Driffield, YO25 5NL

Located in a non-estate setting within level walking distance of the town centre. This is a larger than normal semi-detached bungalow that not only provides a spacious lounge, it also includes two double sized bedrooms. Indeed, the lounge boasts a dedicated dining area, if required, and finishing off the accommodation is a shower room.

Externally, there are front and rear gardens, the rear garden being a patio and, as such, low maintenance. Parking and a single garage.

A particular feature of this bungalow is the vehicle access and side drive which is particularly wide and can accommodate multiple vehicles with the potential to create more parking at the front of the bungalow.

Given that semi-detached bungalows are generally much smaller than this, this is a rare opportunity to purchase a substantial home without compromising too much on size.

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



Lounge



Lounge



Bedroom 1

Accommodation

SIDE ENTRANCE
Into:

ENTRANCE HALL
With built-in storage cupboard. Radiator.

LOUNGE
19' 4" x 8' 1" (5.90m x 2.48m)
With front facing window and feature chimney breast with ornate fire surround housing an electric fire. Coved ceiling. Radiator.

This room also incorporates an area suitable for a dining table.

KITCHEN
10' 2" x 8' 7" (3.11m x 2.63m)
Fitted with a range of kitchen units including base and drawer units along with worktops and wall mounted cupboards finished with maple effect doors. Integrated electric oven and gas hob with extractor over. Inset sink with base cupboard beneath. Space and plumbing for automatic washing machine plus integrated fridge and freezer.

BEDROOM 1
13' 6" x 8' 0" (4.12m x 2.46m)
With rear facing window. Radiator.

BEDROOM 2
11' 6" x 9' 11" (3.53m x 3.04m)
With patio doors to the rear garden. Radiator.

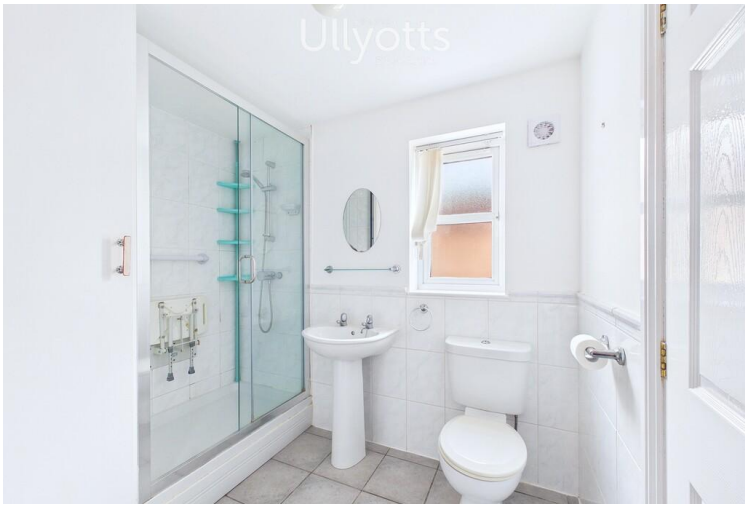
SHOWER ROOM
8' 1" x 7' 10" (2.48m x 2.40m)
With shower enclosure having sliding doors, mixer shower, pedestal wash hand basin and low level WC. Fully tiled around the shower with half tiling elsewhere. Ceramic tiled floor.

OUTSIDE
The property stands back from the road behind a front forecourt with walled boundary and gated access. The access gives way to a block paved side drive which leads to a single garage.

To the rear of the property is an enclosed area of patio style garden.



Bedroom 2



Shower Room



Garden

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 B.

ENERGY PERFORMANCE CERTIFICATE
Rating C.

NOTE
Heating systems and other services have not been checked.

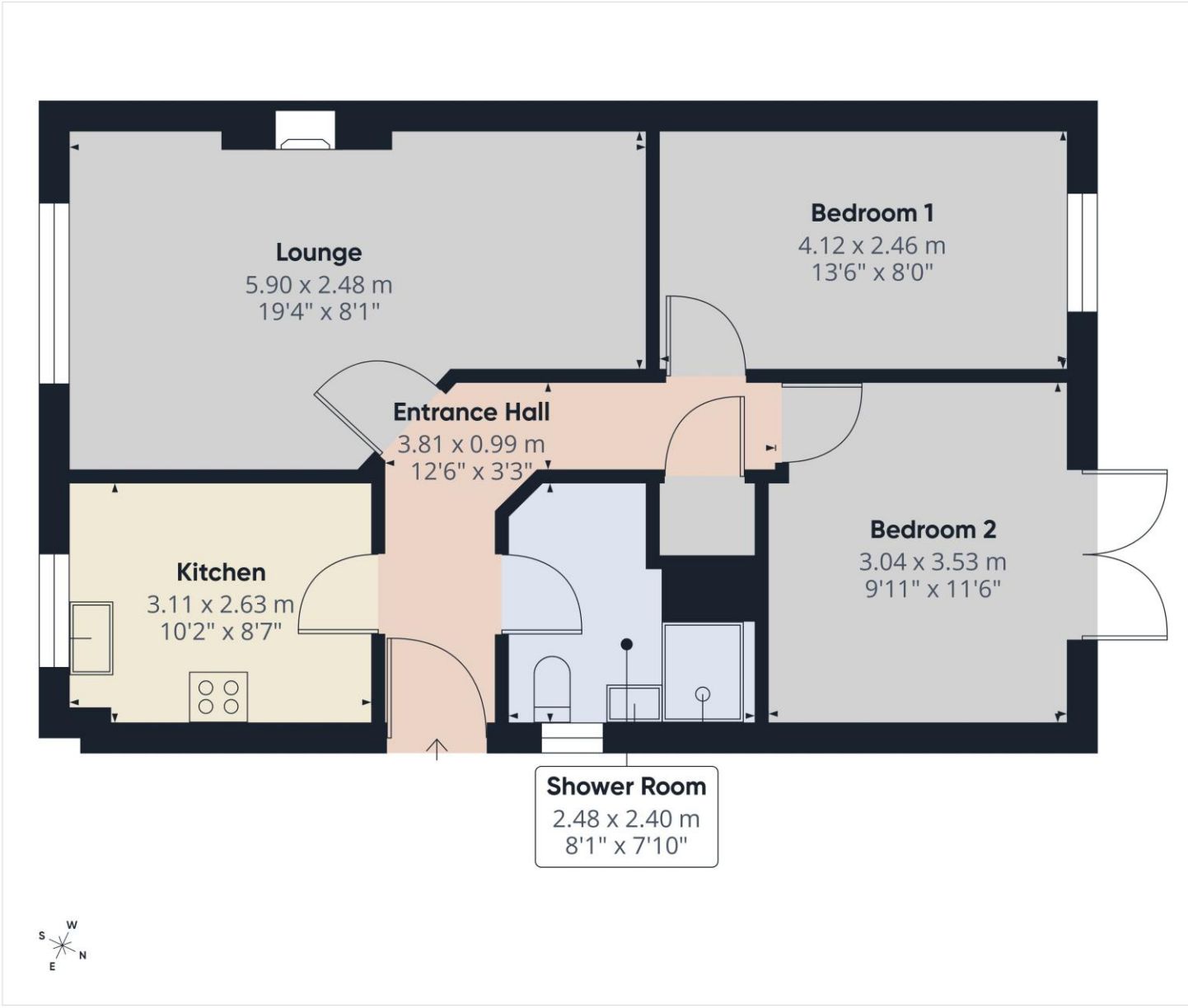
All measurements are provided for guidance only.

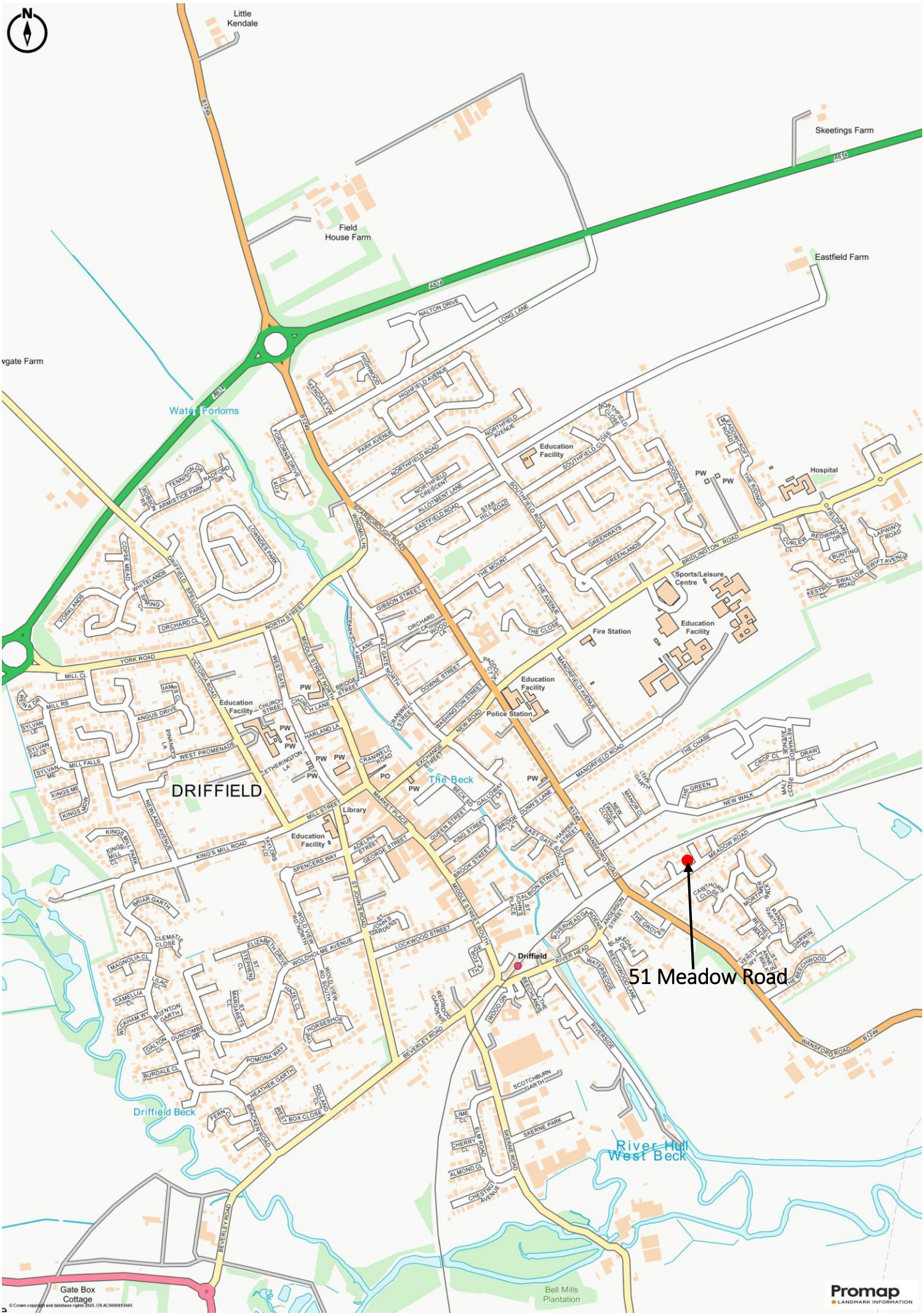
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.
Regulated by RICS

The digitally calculated floor area is 59 sq m (635 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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Promap LANDMARK INFORMATION

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Ullyotts

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

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