



15 The Horseshoe
Driffield

YO25 6UW

ASKING PRICE OF

£285,000

2 Bedroom Detached Bungalow



Rear Elevation



Garage & Off
Road Parking



Gas Central Heating

15 The Horseshoe, Driffield, YO25 6UW

Set within a prime residential development that is within convenient level walking distance of the town centre, Number 15 The Horseshoe is a bungalow which offers well maintained accommodation with an enclosed rear garden that has an attractive sunny southerly aspect.

The property has been immaculately maintained by the sole owner and offers light and airy accommodation with modern fixtures and fittings.

The accommodation itself has a spacious lounge that includes a dedicated dining area, both having an aspect onto the rear garden. Both bedrooms are at the front of the bungalow and the modern shower room is well equipped. There is an attractively fitted kitchen with a range of appliances and private enclosed garden to the rear.

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 with Dining Area



Dining Area



Lounge

Accommodation

ENTRANCE HALL

13' 5" x 5' 8" (4.10m x 1.73m)

Accessed from the side of the property and featuring two large cupboards. Coved ceiling. Radiator.

KITCHEN

9' 9" x 7' 9" (2.99m x 2.37m)

Fitted along three walls with a range of modern kitchen units featuring base and wall mounted cupboards finished with white panelled doors and a contrasting worktop. Inset one and a half bowl sink with single drainer and mixer tap, side facing window and serving hatch to the dining room. Space for a slot-in cooker (included) with extractor over, space and plumbing for an automatic washing machine (included). Space and provision for a fridge/freezer (included). Ladder style heated towel radiator.

LOUNGE WITH DINING AREA

19' 1" x 17' 3" (5.84m x 5.28m)

With a rear facing window and large patio doors to the rear elevation overlooking the garden. Gas log effect fire up on a Yorkstone hearth. Coved ceiling. Double panelled radiator.

BEDROOM 1

12' 9" x 9' 6" (3.91m x 2.91m)

With a front facing window and built-in range of wardrobes with central space for a bed, bedside tables and side cabinets. Coved ceiling. Radiator.

BEDROOM 2

11' 7" x 9' 8" (3.54m x 2.96m)

With a front facing window and fully fitted with range of wardrobes. Central space for a bed. Coved ceiling. Radiator.

SHOWER ROOM

6' 9" x 5' 3" (2.08m x 1.62m)

With shower enclosure and plumbed-in shower. Pedestal wash hand basin and low level WC. Fully tiled walls and chromed heated ladder-style towel radiator.

OUTSIDE

The property is set back from the road behind an open plan front garden with lawned frontage. There is a drive which leads to a single attached garage. To the rear of the property is a very attractive area of enclosed garden featuring a lawn with side planted borders and patio immediately to the rear of the bungalow.



Bedroom 1



Bedroom 2



Shower Room



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 C.

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.

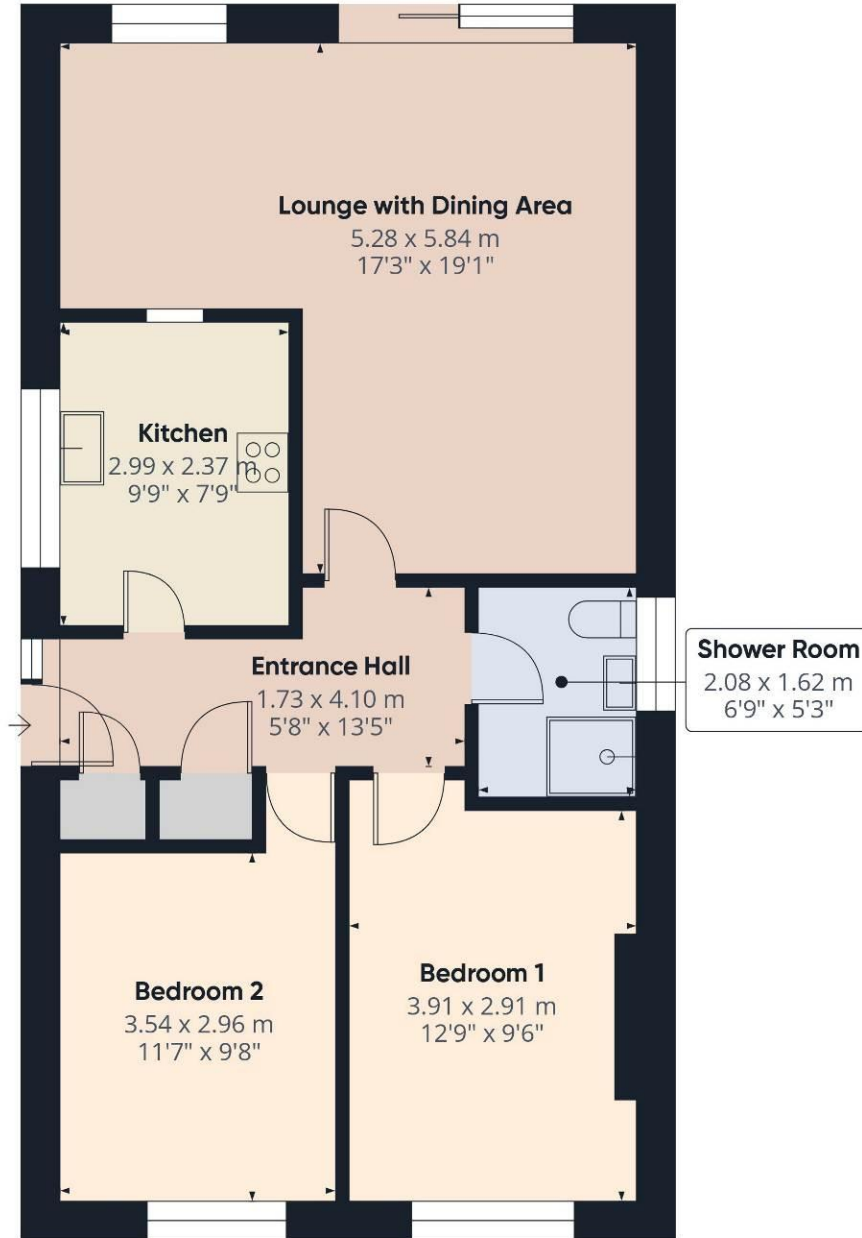
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 65 sq m (700 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Sketings Farm

Field House Farm

Eastfield Farm

Water Forloms

vgate Farm

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hull
West Beck

15 The Horseshoe

Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION

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