



3 Camellia Close  
Drifffield  
YO25 6QT

ASKING PRICE OF

**£170,000**

2 Bedroom Semi-Detached Bungalow





Rear Elevation



2



1



1



Off Road  
Parking



Gas Central Heating

### 3 Camellia Close, Drifffield, YO25 6QT

**A rather striking semi-detached bungalow within a popular and quiet cul-de-sac development, being set back from the road behind a distinctive railed frontage. The property offers off-street parking by way of a drive and single garage along with two bedroom accommodation.**

The bungalow boasts a front facing lounge plus fitted kitchen with secondary exterior access. The main bedroom is rear facing and overlooks the garden. The second bedroom has been used as a secondary living room and benefits from a conservatory leading off - this has views across the garden! The bathroom has been converted to a shower room with a large walk-in shower having been fitted.

In summary, this is a bungalow which, on location alone, perhaps offers more than many of its counterparts and although some aspects of it would benefit from upgrading, the condition is excellent and it provides the basis of a truly lovely home.

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.

ENTRANCE HALL

DRIFFIELD





Lounge



Lounge



Kitchen



Bedroom 1

## Accommodation

5' 4" x 3' 8" (1.64m x 1.13m)

With double cupboard and further access into the lounge.

### CLOAKROOM/WC

6' 5" x 2' 11" (1.97m x 0.89m)

With low level WC and wash hand basin. Radiator.

### LOUNGE

19' 6" x 10' 1" (5.95m x 3.09m)

With front facing window, fitted fireplace with electric fire in situ, coved ceiling and dado rail. Radiator.

### KITCHEN

9' 9" x 7' 10" (2.98m x 2.40m)

One and a half bowl sink with single drainer and mixer tap. Side window and being fitted with a range of base and drawer cupboards with a wood block effect worktop over and wall mounted cupboards to match. Space and plumbing for automatic washing machine. Space for a refrigerator and provision for an electric cooker. Extractor over the cooker area. Wall mounted boiler.

### INNER HALL

5' 8" x 2' 9" (1.74m x 0.85m)

### BEDROOM 1

11' 4" x 8' 7" (3.46m x 2.64m)

With rear facing window and built-in range of wardrobes, bedside drawers and overhead cupboards. Radiator.

### BEDROOM 2/SECOND RECEPTION ROOM

9' 3" x 8' 9" (2.82m x 2.69m)

Radiator. With patio doors leading out into:

### SUN ROOM

7' 6" x 5' 6" (2.31m x 1.70m)

With further patio doors into the garden and two side windows.

### BATHROOM

7' 2" x 5' 11" (2.20m x 1.81m)

With attractive walk-in shower having a full height glass screen, low level WC and vanity style wash hand basin. Cupboard housing hot water cylinder. Radiator.

### OUTSIDE

The property stands back from the road behind its own expanse of garden which is predominantly gravelled. There is a paved drive which is partially gated and this leads to a single garage.

To the rear of the property is an enclosed area of garden which



Bedroom 2



Sun Room



Bathroom



Garden

is predominantly gravelled whilst also having a circular patio feature and timber shed.

#### 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 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 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.

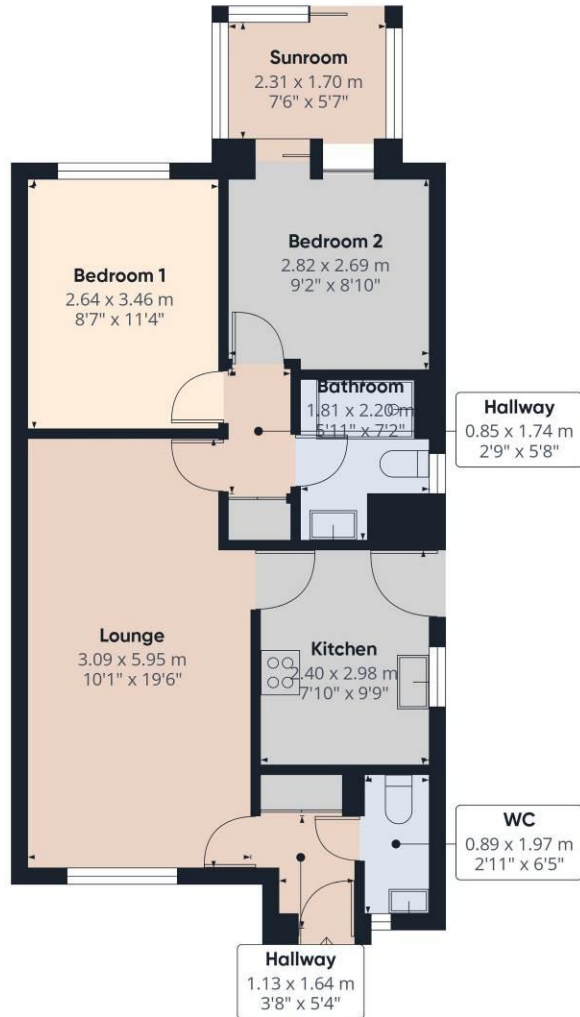
#### VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 55.6 square metres (599 square feet).  
This area may differ from the floor area on the Energy Performance Certificate.



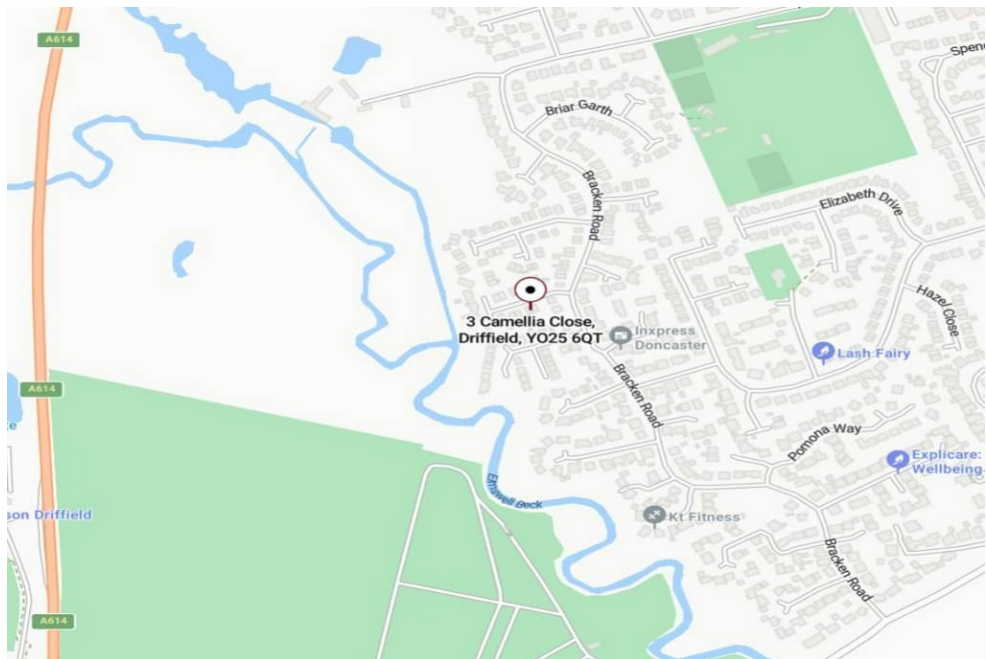
Ulllyotts  
Estate Agents

Approximate total area<sup>(1)</sup>  
55.6 m<sup>2</sup>  
599 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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