Ullyotts
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4 Magnolia Close
Driffield
Y025 6QU

ASKING PRICE OF

£169,950 – NO CHAIN

2 Bedroom Semi-Detached Bungalow

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01377 253456



2 1 1 Parking Gas Central Heating

4 Magnolia Close, Driffield, Y025 6QU

Located within a popular, yet quiet, cul-de-sac development just off Bracken Road, this is a well maintained semi-detached bungalow with side drive and off-street parking. Overall, the property is in a good state of repair and includes benefits such as a recently installed boiler, modern uPVC windows, fascias and soffits plus modern kitchen and shower room, but re-decoration and the renewal of some floor coverings would enhance the bungalow further.

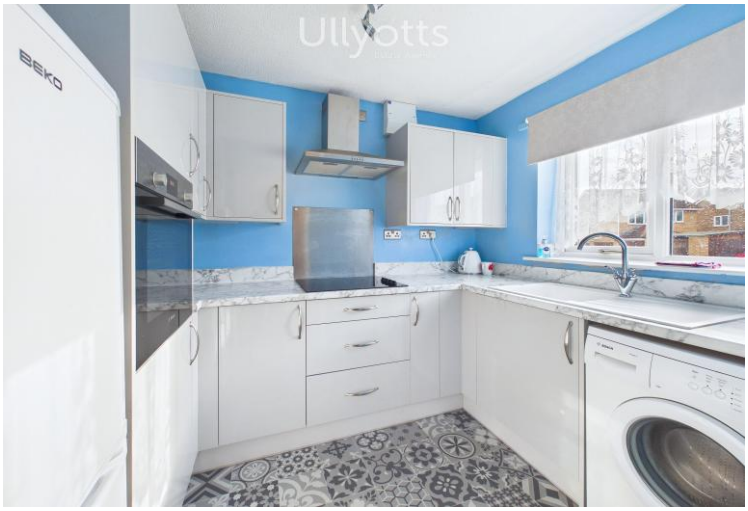
The location of the property is well served by amenities such as the local bus service providing regular routes into the town centre and, in addition to this, the bungalow also enjoys a level walk via Duncombe Drive and Woldholme Avenue.

A welcoming lounge diner featuring a front-facing window providing plenty of natural light, complemented by a modern fire surround with an electric fire creating an attractive focal point. Radiator. The room also enjoys convenient access to the kitchen, creating a practical and sociable flow between the living, dining and cooking areas.

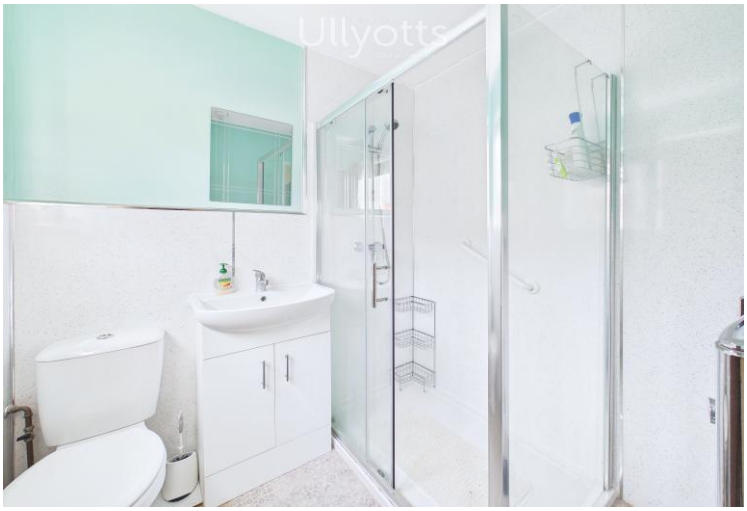
DRIFFIELD

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



Shower Room



Lounge



Lounge

Accommodation

SIDE ENTRANCE
Into:

HALL
10' 6" x 2' 9" (3.22m x 0.84m)
With built-in cupboard housing gas fired boiler.

LOUNGE
16' 4" x 10' 11" (4.98m x 3.35m)
A welcoming lounge diner featuring a front-facing window providing plenty of natural light, complemented by a modern fire surround with an electric fire creating an attractive focal point. Radiator. The room also enjoys convenient access to the kitchen, creating a practical and sociable flow between the living, dining and cooking areas.

KITCHEN
8' 5" x 6' 5" (2.59m x 1.97m)
Fitted with a range of modern kitchen units including base and wall mounted cupboards all finished with gloss grey doors and a contrasting worktop. Inset sink with single drainer, electric oven and hob with extractor over. Space and plumbing for an automatic washing machine.

BEDROOM 1
12' 3" x 10' 0" (3.75m x 3.05m)
With rear facing window. Radiator.

BEDROOM 2
9' 2" x 7' 4" (2.80m x 2.25m)
With rear facing window. Radiator.

SHOWER ROOM
6' 3" x 5' 4" (1.91m x 1.65m)
With shower enclosure having a glass side screen, low level WC and wash hand basin. Radiator.

OUTSIDE
The property stands back from the road behind a shallow lawned front garden. There is a paved side drive which provides off-street parking. To the rear is a secluded area of garden.

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

DOUBLE GLAZING
Sealed unit double glazing throughout.



Bedroom 1



Bedroom 1



Bedroom 2



Rear

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 Ullyotts 01377 253456 - Option 1.

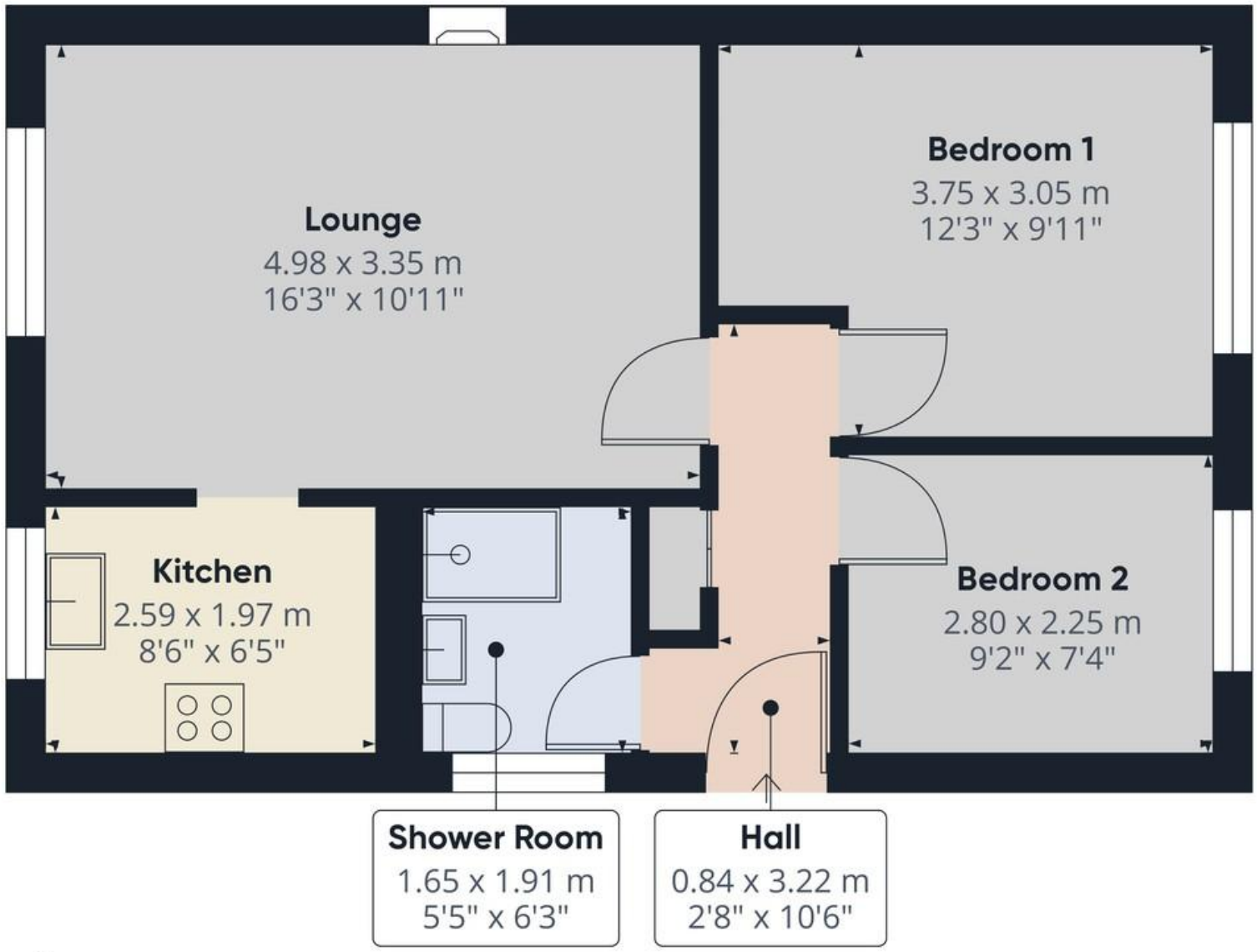
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Promap
LANDMARK INFORMATION

The digitally calculated floor area is 45.7 sq m (492 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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