



20 Kings Mill Park
Driffield

YO25 6UZ

ASKING PRICE OF

£360,000

3 Bedroom Detached Bungalow



Garden



3



1



2



Garage & Off
Road Parking



Gas Central Heating

20 Kings Mill Park, Driffield, YO25 6UZ

Kings Mill Park was constructed during the late 1980s, early 1990s, by a local development company and since this time the cul-de-sac has gained prominence in the local area by virtue of its layout, attractively presented bungalows and close proximity of the town centre, which is within level walking distance. The cul-de-sac also offers a quiet setting with no through traffic.

The design of the bungalow has proved exceptionally popular by virtue of its versatile layout which can include up to three bedrooms to supplement the spacious lounge and breakfast kitchen with one or more of the bedrooms often being taken as a separate reception room in its own right.

Number 20 is an excellent example of the style of bungalow and has been enhanced further by the provision of an en-suite to the master bedroom.

The whole of the property is presented to an EXCELLENT STANDARD and this extends to the rear where there is an open plan gravelled front garden and enclosed area of garden to the rear.

There is off-street parking by way of a non-shared driveway, ideal for multiple vehicles, which leads to a single garage.

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.



Lounge



Breakfast Kitchen



Breakfast Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

A spacious and inviting entrance to the property featuring ceiling coving and wood effect laminate flooring. Radiator.

LOUNGE

19' 9" x 12' 4" (6.03m x 3.77m)

A bright and airy room with front and side windows, ceiling coving and feature fire surround and electric fire in situ. Wood effect flooring. Radiator.

BREAKFAST KITCHEN

17' 2" x 10' 8" (5.25m x 3.26m)

A contemporary open plan space with door leading out to the side. Rear facing window and being fitted with a range of base and wall mounted cupboards along with granite worktops. One and a half bowl sink with single drainer and mixer tap having a pull-out hose. Space for a fridge/freezer plus plumbing for a washing machine and dishwasher. Integrated electric oven and induction hob with splashback tiling and extractor. Wood effect laminate flooring and heated towel radiator.

BEDROOM 1

11' 8" x 10' 10" (3.57m x 3.32m)

With front facing window and built-in range of wardrobes with sliding doors. Radiator.

EN-SUITE

With ceiling coving and suite comprising low level WC, wall hung sink and shower enclosure. Extractor fan. Vinyl flooring.

BEDROOM 2

12' 10" x 9' 8" (3.93m x 2.96m)

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

BEDROOM 3

12' 4" x 8' 9" (3.78m x 2.69m)

This is currently used as an additional reception room and benefits from sliding doors to the exterior. Ceiling coving. Radiator.

BATHROOM

Well fitted featuring low level WC, vanity wash hand basin and 'P' shaped bath with shower over and curved glass screen. Extractor fan. Vinyl flooring. Heated towel radiator.

OUTSIDE

The property stands back from the road behind an area of predominantly gravelled garden which is sympathetically planted. There is a side drive which leads to a single garage. To the rear of the property is a very attractive area of garden, this



Bedroom 2



Bedroom 3



Garden



Rear Elevation

being predominantly laid to lawn and also featuring a large patio area immediately to the rear of the bungalow. There is also an attractive decked area along with timber garden shed.

GARAGE

18' 2" x 9' 5" (5.55m x 2.89m)

Attached garage with electric door and window to the side.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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 D.

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 Ulllyotts.

Regulated by RICS

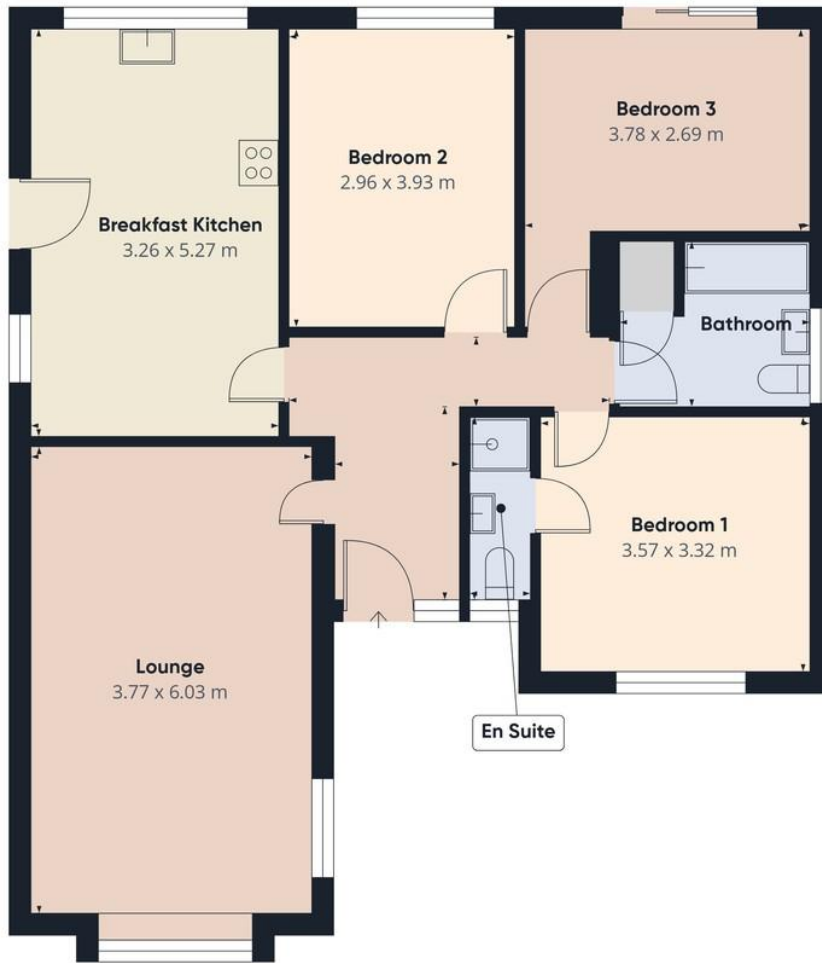


Rear Elevation



Side Drive & Single Garage

The stated EPC floor area, (which may exclude conservatories),
is approximately 91 sq m



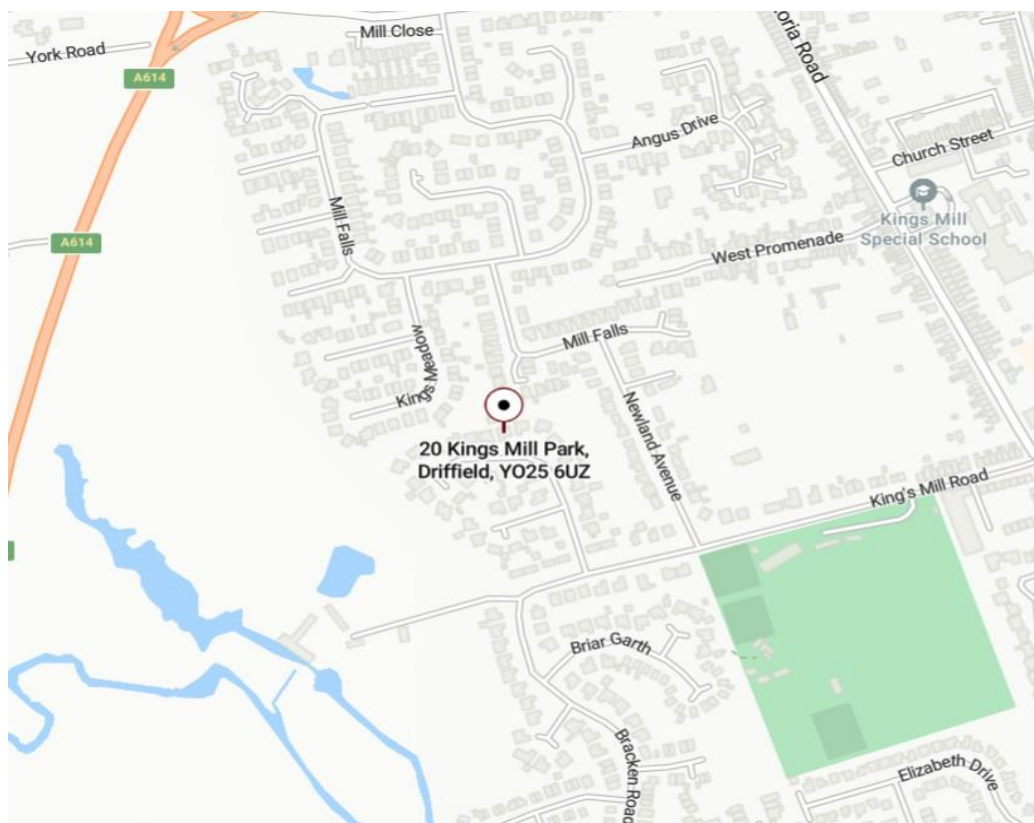
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Approximate total area⁽¹⁾
91.4 m²

(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.

GIRAFFE360



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