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Chartered Surveyors

3 Summerfield Close
Drifffield
YO25 5YS

Attractive cul-de-sac development
Quiet setting
Good sized plot

Lounge with dining area
Two main bedrooms
Conservatory

Asking Price Of:
£265,000



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3 Summerfield Close

Driffield, YO25 5YS



A SPACIOUS DETACHED BUNGALOW set within an established, quiet cul-de-sac setting with delightful gardens to the rear. The accommodation has been remodelled to include lounge with dining area leading off, this formerly being a third bedroom. There is a well fitted kitchen plus two main bedrooms, shower room and cloakroom with WC.

The property stands on an attractive plot with conservatory which opens out onto what is an established area of garden. There is side vehicular access leading to a single garage.

In summary, this may be the design of bungalow which satisfies the requirements of many bungalow buyers by offering a dedicated dining area, in addition to what is an attractive rear facing lounge and two good sized bedrooms.

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, Wilko, Iceland, Boyes, M&Co, 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.

ACCOMMODATION

ENTRANCE HALL

With large built-in storage cupboard. Radiator.

CLOAKROOM/WC

With low level suite comprising WC and corner wash basin. Radiator.

KITCHEN

10' 9" x 8' 3" (3.29m x 2.53m)

Fitted along three walls with a range of traditionally styled panelled units including base and wall mounted cupboards along with drawers and integrated appliances including electric double oven, five-ring gas hob with extractor canopy over and inset sink with single drainer and swan neck mixer tap. Space and plumbing for automatic washing machine. Integrated fridge and freezer.



LOUNGE 18' 1" x 12' 8" (5.52m x 3.88m)

A rear facing room and having French doors leading into the conservatory. Traditional fire surround housing a gas living flame fire. Additional rear facing window. Coved ceiling. Radiator.



Being open into:

DINING AREA

7' 5" x 7' 4" (2.28m x 2.24m)

A fantastic re-modelling of the interior accommodation providing this useful additional space. Coved ceiling. Radiator.



CONSERVATORY

12' 7" x 8' 9" (3.85m x 2.69m)

With attractive views over the garden and door leading out onto the patio.

BEDROOM 1

11' 1" x 11' 1" (3.4m x 3.4m)

With front facing bay window. Fitted wardrobes Radiator.



EN-SUITE

With shower enclosure, low level WC and wash hand basin. Radiator.



BEDROOM 2

11' 1" x 9' 9" (3.40m x 2.98m)

With a rear facing window. Fitted wardrobes. Radiator.

SHOWER ROOM

With suite comprising low level WC, pedestal wash basin and shower style bath. Radiator.

OUTSIDE

The property stands back from the road towards the head of the cul-de-sac and enjoys off-street parking via a side drive which leads to a single garage.



To the rear of the property is an attractive expanse of patio style garden which gives way to a further area of lawned garden and gravelled bed. The gardens themselves are mature and feature several mature shrubs plus summerhouse.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (TBC) square metres.

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

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

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.

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VIEWING

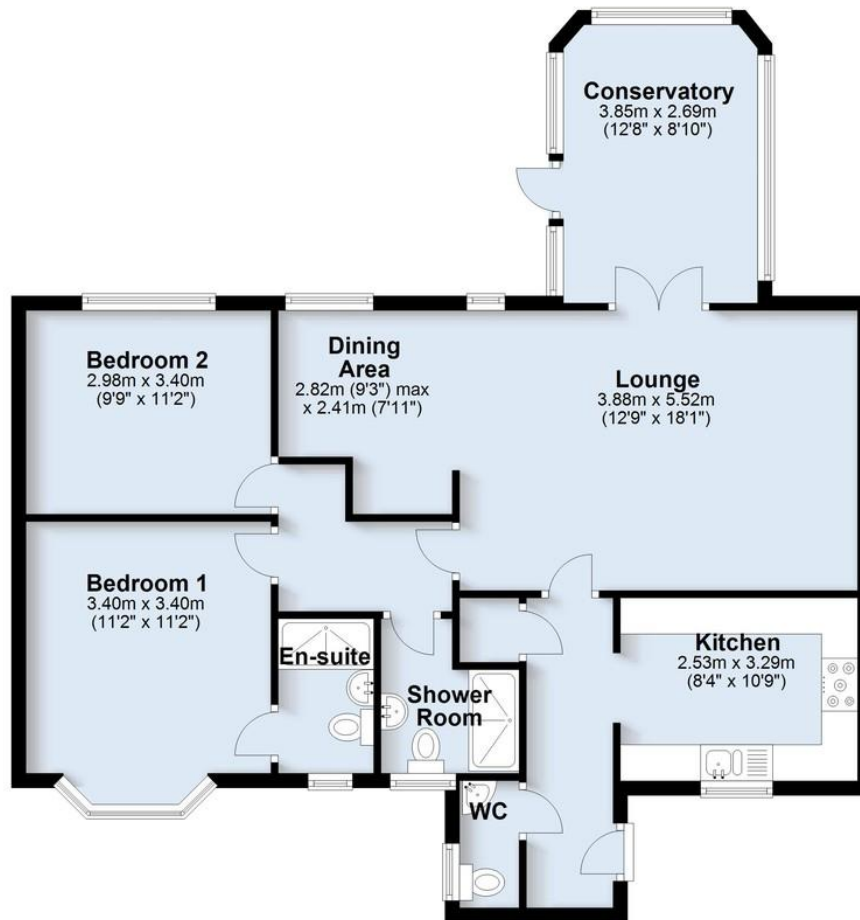
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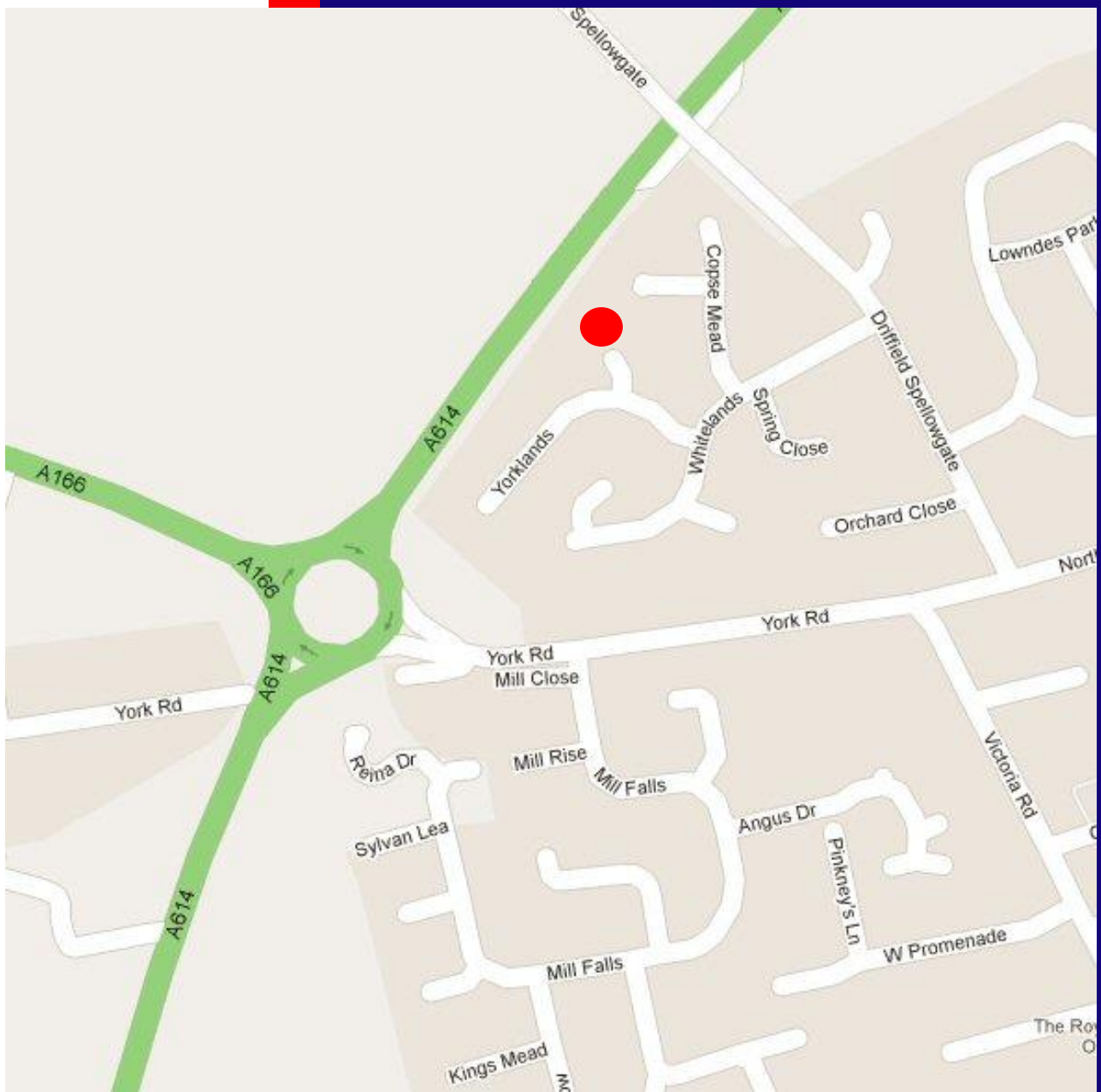
Regulated by RICS

Approximately (TBC)

(from EPC calculation, this may exclude conservatories)

Ground Floor





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