Ullyotts
Est. 1891
Estate Agents

89 The Mount
Driffield
YO25 5JH

ASKING PRICE OF

£167,500

2 Bedroom Semi-Detached Bungalow

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01377 253456

Garden

2 | 1 | 1 | Garage & Off Road Parking | Gas Central Heating

89 The Mount, Driffield, YO25 5JH

A well proportioned semi-detached bungalow located within a popular and established area of Driffield. The property is well placed for access to local convenience store plus the facilities of Driffield whilst also having easy access onto Bridlington Road if travelling further afield. The accommodation on offer includes front facing lounge, fitted kitchen, two rear facing bedrooms (one of which has been utilised as an office), and house bathroom.

There are gardens to the front and particularly to the rear which offers good privacy along with a side drive and outbuilding.

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

Bedroom 1

Bedroom 2

Accommodation

SIDE ENTRANCE
Into:

HALL
With coved ceiling. Radiator.

KITCHEN
10' 2" x 8' 3" (3.11m x 2.52m)
Fitted along three walls with a range of modern kitchen units including base cupboards with drawers over and worktops. Wall mounted cupboards to match. Inset stainless steel sink with single drainer, space and provision for a gas cooker, space and plumbing for automatic washing machine, wall hung boiler, wall mounted extractor fan and built-in storage cupboards.

LOUNGE
16' 4" x 11' 9" (4.9m x 3.59m)
With front facing window, coved ceiling and wall mounted electric fire. Radiator.

BEDROOM 1
13' 1" x 10' 11" (3.97m x 3.32m)
With rear facing window and coved ceiling. Radiator.

BEDROOM 2
8' 11" x 9'1" (2.79m x 2.72m)
Rear facing and newly carpeted. Door to the rear garden.

BATHROOM
With suite comprising white panelled bath with shower over, pedestal wash hand basin and low level WC. Radiator.

OUTSIDE
The property stands back from the road behind an area of lawned and gravelled front forecourt. There is a paved parking area adjacent to a concrete drive which provides additional parking and leads to a covered car port. The garage has been converted into an outbuilding.

The rear garden is partially pave, partially gravelled and partially artificial lawn.

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 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.

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VIEWING

Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

Bathroom

The digitally calculated floor area is 53 sq m (569 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

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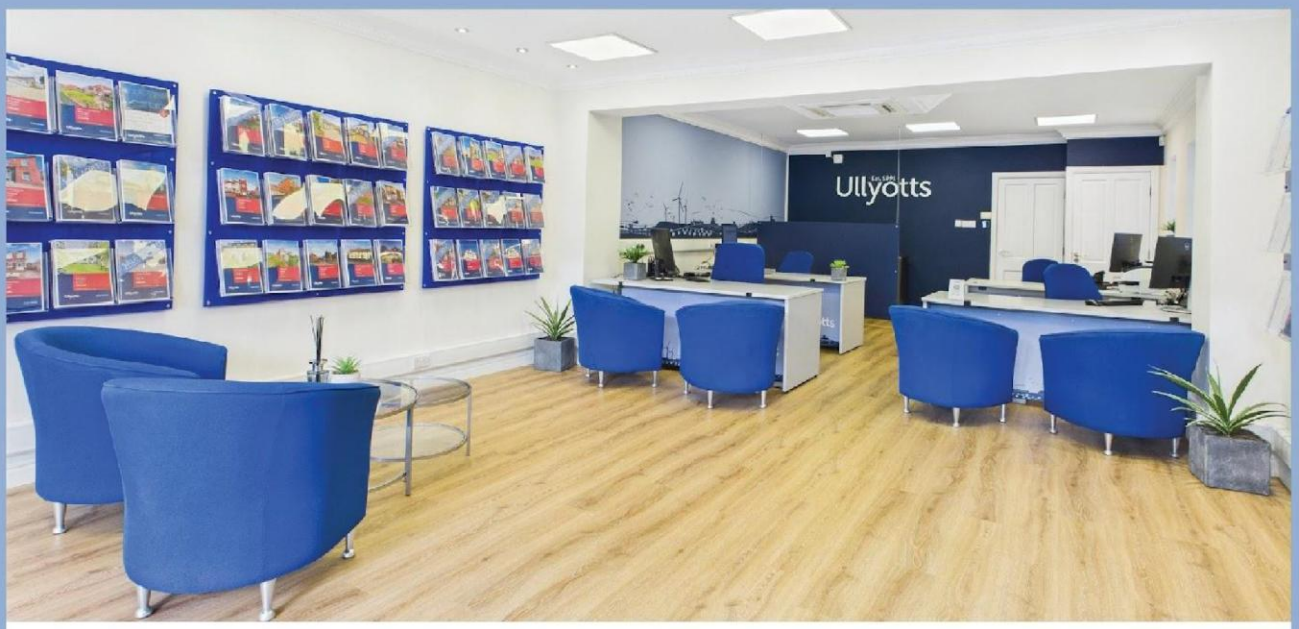

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