



'Carayne'
Scarborough Road
Driffield, YO25 5EG

ASKING PRICE OF

£225,000

3 Bedroom Detached Bungalow

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Kitchen



3



1



1



Garage & Off
Road Parking



Gas Central Heating

'Carayne' Scarborough Road, Driffield, YO25 5EG

A DECEPTIVE, SURPRISINGLY SUBSTANTIAL DETACHED BUNGALOW in an elevated setting off Scarborough Road. Offering PANORAMIC VIEWS across to the picturesque 'Highfield House'.

The bungalow itself is in exceptional order throughout and provides versatile accommodation that includes up to three bedrooms or fewer if, as the vendors do, a room is used for other purposes such as a study, or dining room.

The highlight is undoubtedly the front facing lounge which has a tremendous aspect and is of an exceptional proportion, currently used as both a living room and dining room. There is vehicle access to the rear to a single garage and the bungalow stands within its own grounds giving a good degree of privacy.

The bungalow is ideally situated for access into Driffield itself with more local facilities including a shop and doctors surgery being within easy walking distance.

Finally, as an added bonus, there is a Solar PV installation which provides a proportion of the electricity demand of the property. In addition to this, batteries are also provided which means that much of the electricity provided during the day can be stored for later use - thus ensuring that running costs, as far as electricity goes, are as low as possible.

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



Lounge



Kitchen



Kitchen

Accommodation

SIDE ENTRANCE

Into:

HALL

21' 3" x 3' 7" (6.50m x 1.10m)

With built-in storage cupboard. Radiator.

LOUNGE

17' 8" x 15' 8" (5.39m x 4.78m)

A superb spacious room with dual aspect, one window having a delightful aspect onto 'Highfield House and Grounds' and the other to the side. Traditional fire surround with electric fire in situ. Radiator.

KITCHEN

10' 9" x 9' 4" (3.28m x 2.86m)

With fitted range of base and wall mounted cupboards, the base cupboards having a wood block effect worktop over. Inset stainless steel sink with swan neck mixer tap and single drainer. Integrated electric oven and hob with extractor over, space and plumbing for automatic washing machine, space and provision for a dryer and large American style fridge/freezer and sliding doors leading onto the rear garden.

BEDROOM 1

13' 11" x 11' 2" (4.26m x 3.41m)

With side window and range of wardrobes along one wall with mirrored doors. Radiator.

BEDROOM 2

10' 10" x 7' 11" (3.31m x 2.43m)

With side window. Radiator.

BEDROOM 3

9' 3" x 7' 10" (2.84m x 2.40m)

With side window and built-in storage cupboards. Radiator.

BATHROOM

6' 10" x 6' 9" (2.10m x 2.08m)

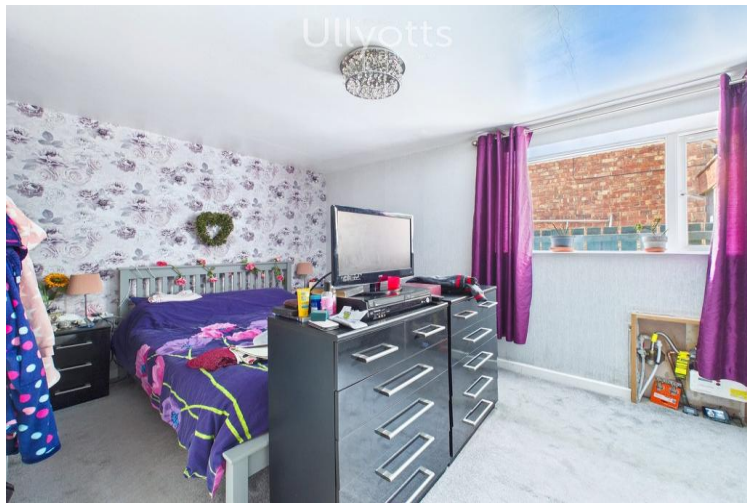
With panelled bath having a shower over and ceramic tiled walls, vanity style wash hand basin and low level WC. Chrome heated towel radiator.

UTILITY ROOM

27' 0" x 8' 11" (8.24m x 2.73m)

OUTSIDE

The property stands in an elevated position set back from the road behind a fairly extensive front garden which is laid to lawn



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3

with side planted borders.

There is vehicle access to the side which leads to a single garage.

To the rear of the property is an area of garden and patio offering a good degree of privacy.

GARAGE

27' 0" x 8' 11" (8.24m x 2.73m)

A good sized garage with up and over door.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed unit double glazing throughout.

SOLAR PV

This property benefits from a solar PV system being installed , this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Governments 'Feed in tariff'

Further information may be available upon request.

There is a back-up installation which means much of the electricity produced during the day time is stored for use at other times.

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 C.

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



Bathroom



Garden



Garden



Garage

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.

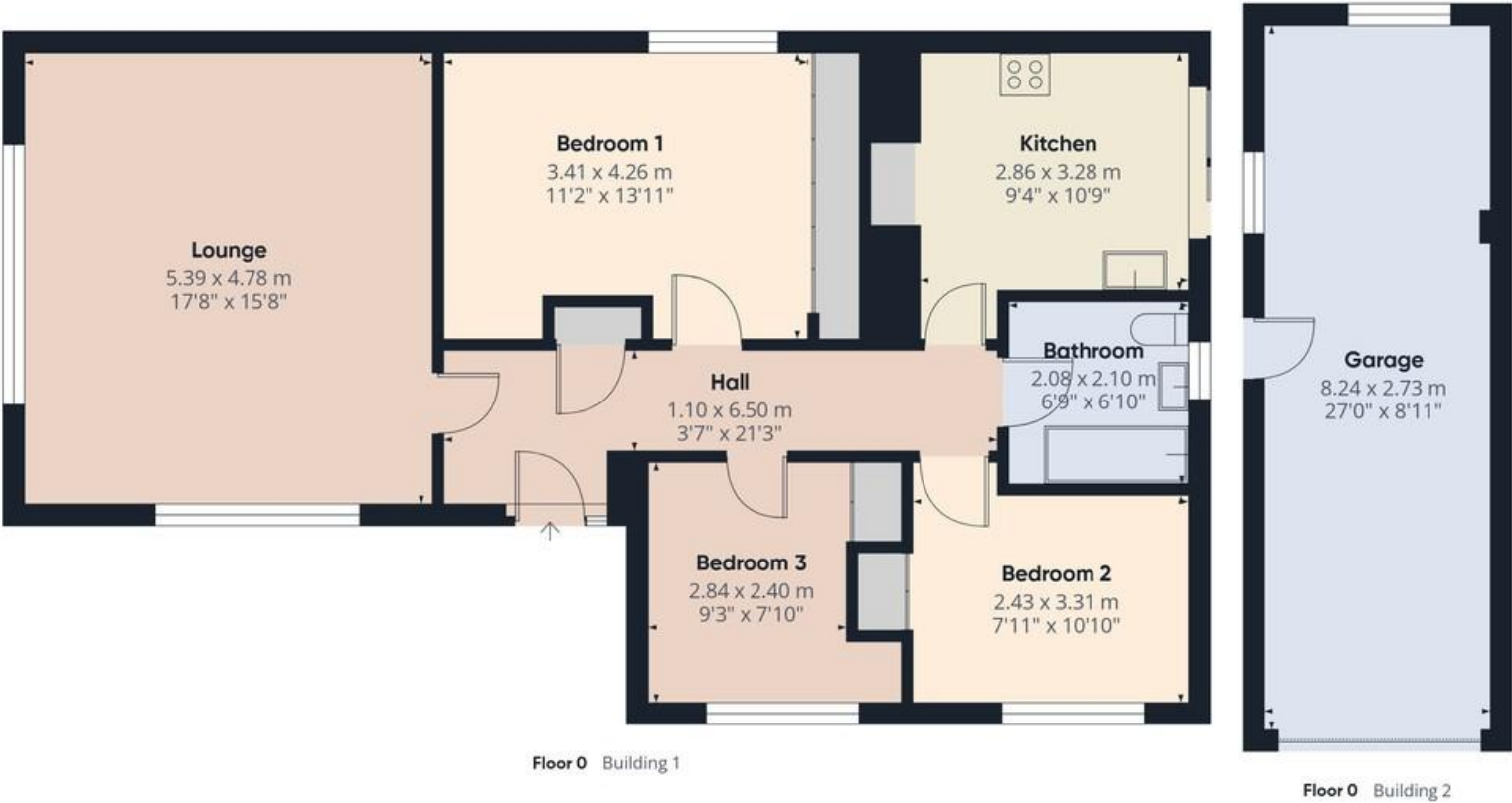
Floor plans are for illustrative purposes only.

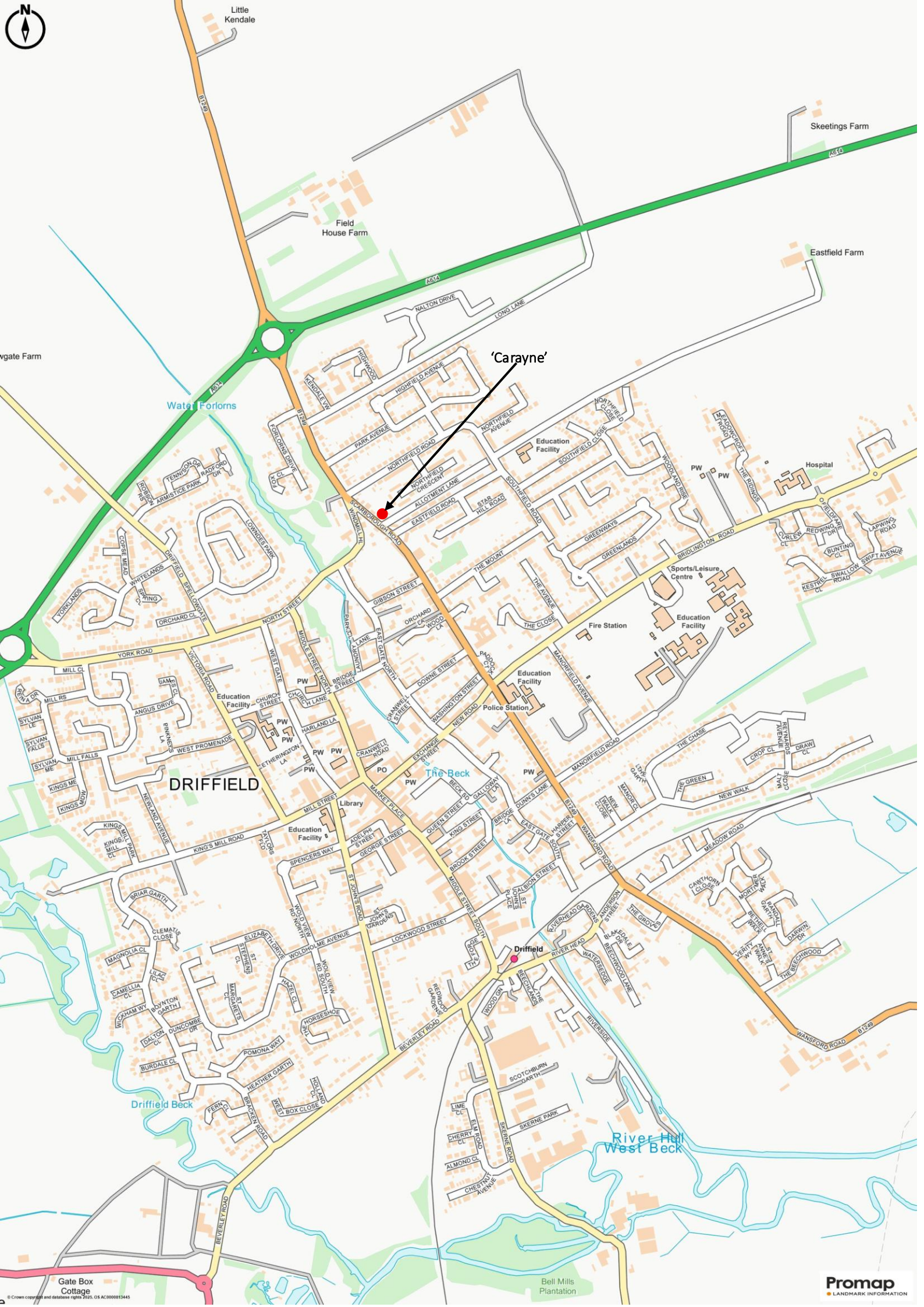
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 83 sq m (894 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





gate Farm

Little
Kendale

Field
House Farm

Skeetings Farm

Eastfield Farm

'Carayne'

Water Forlorns

Hospital

DRIFFIELD

The Beck

Driffield Beck

River Hull
West Beck

Gate Box
Cottage

Bell Mills
Plantation

▪ Est. 1891 ▪
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