



6 The Horseshoe  
Driffield  
YO25 6UW

ASKING PRICE OF

**£255,000**

2 Bedroom Detached bungalow



Side & Rear Elevation



2



1



1



Off Road  
Parking



Gas Central Heating

## 6 The Horseshoe, Driffield, YO25 6UW

Forming part of the popular "Horseshoe" Development of Driffield which is conveniently situated for access into the town centre which is only a relatively short level walk away, this is a distinctive detached bungalow that provides spacious living accommodation that incorporates a spacious lounge with dedicated dining area along with two bedrooms.

The property is situated on an attractive plot with gardens to the front and rear along with off-street parking via a side drive and single garage.

Undoubtedly, this is a property which has been extremely well maintained and provides a quality base from which the buyers can create a truly special home.

### 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

### ENTRANCE HALL

This is a long entrance to the property with doors leading off to all rooms. Built-in cupboard housing gas fired boiler. Radiator.

### LOUNGE

18' 9" x 17' 11" (5.74m x 5.47m)  
[both maximum measurements]. This is an "L" shaped room with dedicated dining area towards the rear which also incorporates patio doors leading to the exterior. Front facing window, radiator and coved ceiling. Traditional styled fireplace with ornamental fire in situ.

### KITCHEN

12' 10" x 7' 10" (3.93m x 2.39m)  
Fitted with a range of modern kitchen units including base and wall mounted cupboards along with drawers. Integrated appliances include electric oven and gas hob with extractor over and a stainless steel splashback. Integrated fridge/freezer and door leading out to the exterior. Radiator.

### BEDROOM 1

13' 11" x 10' 5" (4.26m x 3.19m)  
With rear facing window. Coved ceiling and radiator.

### BEDROOM 2

13' 3" x 9' 6" (4.06m x 2.92m)  
With rear facing window. Coved ceiling and radiator.

### SHOWER ROOM

With walk-in shower having a glass side screen, pedestal wash hand basin and low level WC. Radiator.

### OUTSIDE

The property stands back from the road behind an open plan predominantly lawned frontage which also includes a cut-out planted bed. There is a side drive which provides generous off-street parking.

To the rear of the property is an enclosed area of garden, this is established and includes lawn, various planted shrubs, paved patio, garden shed and greenhouse. In addition, there is a useful glass and uPVC construction attached to the rear of the property providing an attractive garden room.

### SINGLE GARAGE

16' 10" x 8' 0" (5.15m x 2.44m)  
Attached single garage with roller style electric door.



Bedroom



Bedroom



Garden



Rear Elevation

#### FLOOR AREA

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

#### CENTRAL HEATING

The property benefits from 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

Band C.

#### 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.

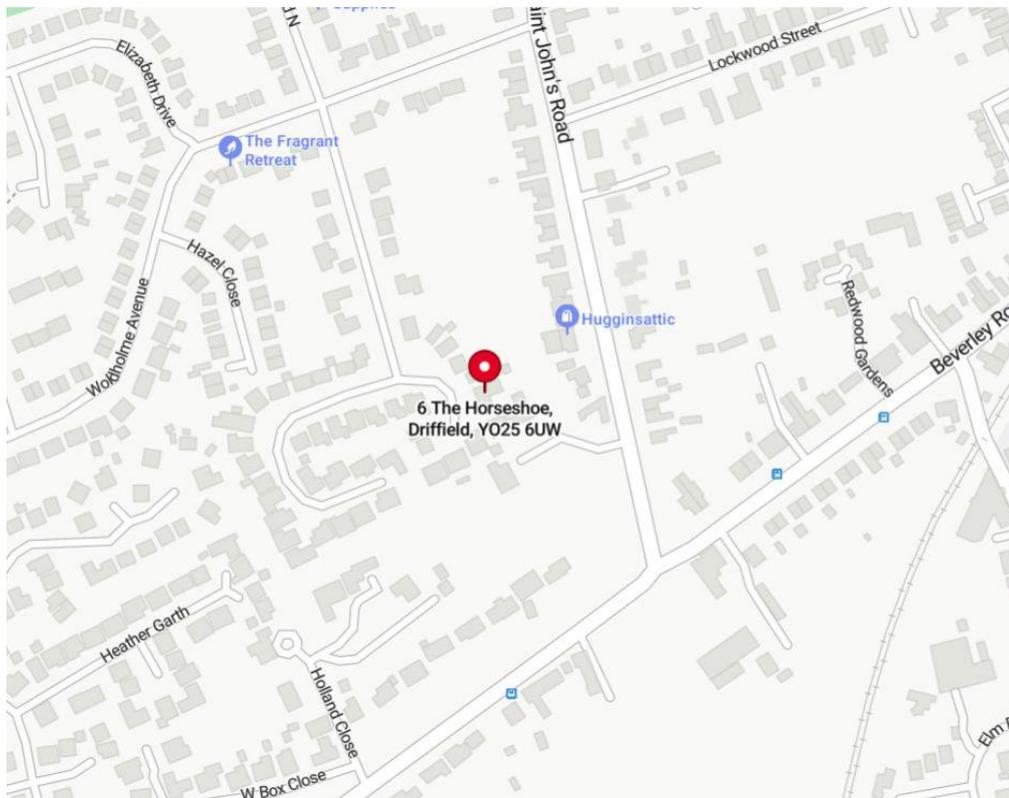
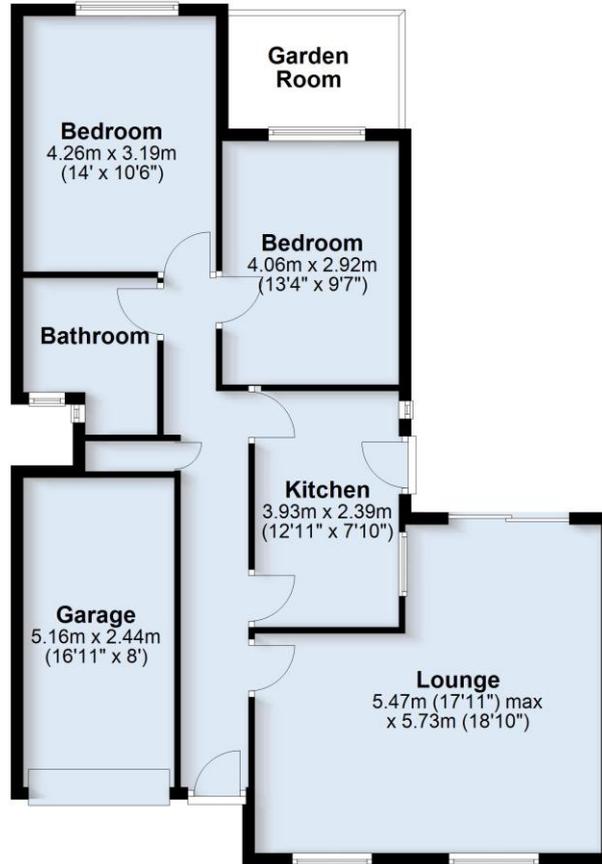
#### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 70 m squared

### Ground Floor





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