



17 Kings Mead  
Driffield  
YO25 5FD

ASKING PRICE OF

**£350,000**

**3 Bedroom Detached Bungalow**



## 17 Kings Mead, Driffield, YO25 5FD

Located at the head of this desirable cul-de-sac with superb backdrop onto Kings Mill, this is a substantial detached bungalow that successfully combines the top attributes most buyers look for in such a property, namely, location, size and an excellent condition.

Indeed, this bungalow has been enhanced beyond many people's expectations, with accommodation that includes a spacious, light and airy lounge plus additional cosy seating area/ snug that enjoys views over the garden, well fitted kitchen with appliances, bathroom with additional shower room and up to 3 bedrooms.

There is plenty of parking to the front on a resin bound front forecourt which also gives way to a single garage, again with quality resin bound flooring.

The gardens are extremely private and secure including patio and planted areas most of the garden having either a southerly

or westerly aspect which is taken full advantage of by the bungalows 'green' credentials which includes solar PV which provides proportion of the electricity demand for the property as well as modern condensing boiler plus UPVC double glazing throughout.

### 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



Sitting Room/ Snug



Kitchen



## Accommodation

### ENTRANCE VESTIBULE

### ENTRANCE HALL

Providing a very welcoming main entrance to the property access to all principal rooms.

### LOUNGE

19' 8" x 13' 3" (6m x 4.05m)

An outstanding room, well lit by multiple windows including front and large side window overlooks a delightful seating area. There is an ornate fire surround housing a gas living flame fire and also French doors with side windows leading into a small sitting room/snug. Ceiling coving.

### SITTING ROOM/ SNUG

13' 3" x 5' 10" (4.04m x 1.79m)

French doors out onto a rear patio plus two side windows. Coved ceiling.

### SHOWER ROOM

With shower enclosure being fully tiled and having an electric shower fitted. Fully tiled to the remaining walls. Low level WC and bracket wash basin. Radiator.

### KITCHEN

15' 2" x 11' 3" (4.63m x 3.44m)

Being fitted along three walls including base and drawer cupboards with worktops over and wall mounted cupboards to match. Integrated appliances include Neff oven and grill, Neff electric hob with extractor over, dishwasher and fridge freezer. Inset sink with swan neck mixer tap and large larder style cupboard. Personal door leading into the garage.

### DINING ROOM/ BEDROOM 3

11' 3" x 11' 8" (3.45m x 3.57m)

A superb dual purpose room currently used as a dining room and benefiting from low-level cupboards along with shelving along one wall. Coved ceiling. Rear facing window.

### BEDROOM 1

11' 5" x 10' 7" (3.5m x 3.23m)

Being fully fitted including a range of wardrobes, drawers and bedside drawers with overhead lockers. Coved ceiling.

### BEDROOM 2

10' 7" x 8' 9" (3.24m x 2.69m)

Again being well fitted with wardrobes and overhead cupboards along one wall. Rear facing window. Coved ceiling.



Bathroom



Master Bedroom



Bedroom



Dining Room

## BATHROOM

A fully tiled room with fitted suite comprising panelled bath, vanity wash basin and WC. Side facing window. Fitted storage cupboards and mirror.

## OUTSIDE

The property stands at the head of the cul-de-sac back from the road behind a resin-bound forecourt that provides vehicle parking for multiple vehicles. This also leads to an attached single garage, again with resin-bound floor. . .

The gardens for the property are predominantly to the rear and side and have either a westerly or southerly aspect. There is an attractive patio immediately adjacent to the bungalow as well as a useful seating area immediately adjacent to the front entrance. The gardens provide huge privacy and are flanked to the rear boundary by mature trees from Kings Mill.

## GARAGE

19' 0" x 9' 8" (5.8m x 2.96m)

A thoughtfully planned garage with front facing electric controlled roller door. Resin-based flooring providing excellent drainage, side and rear door plus space and provision for automatic washing machine.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Sealed unit double glazing throughout.

UPVC double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## COUNCIL TAX

Band D

## SOLAR PV

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

Further information may be available upon request.



## ENERGY PERFORMANCE CERTIFICATE

Rating B

## SERVICES

All mains services are available at the property.

## 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.

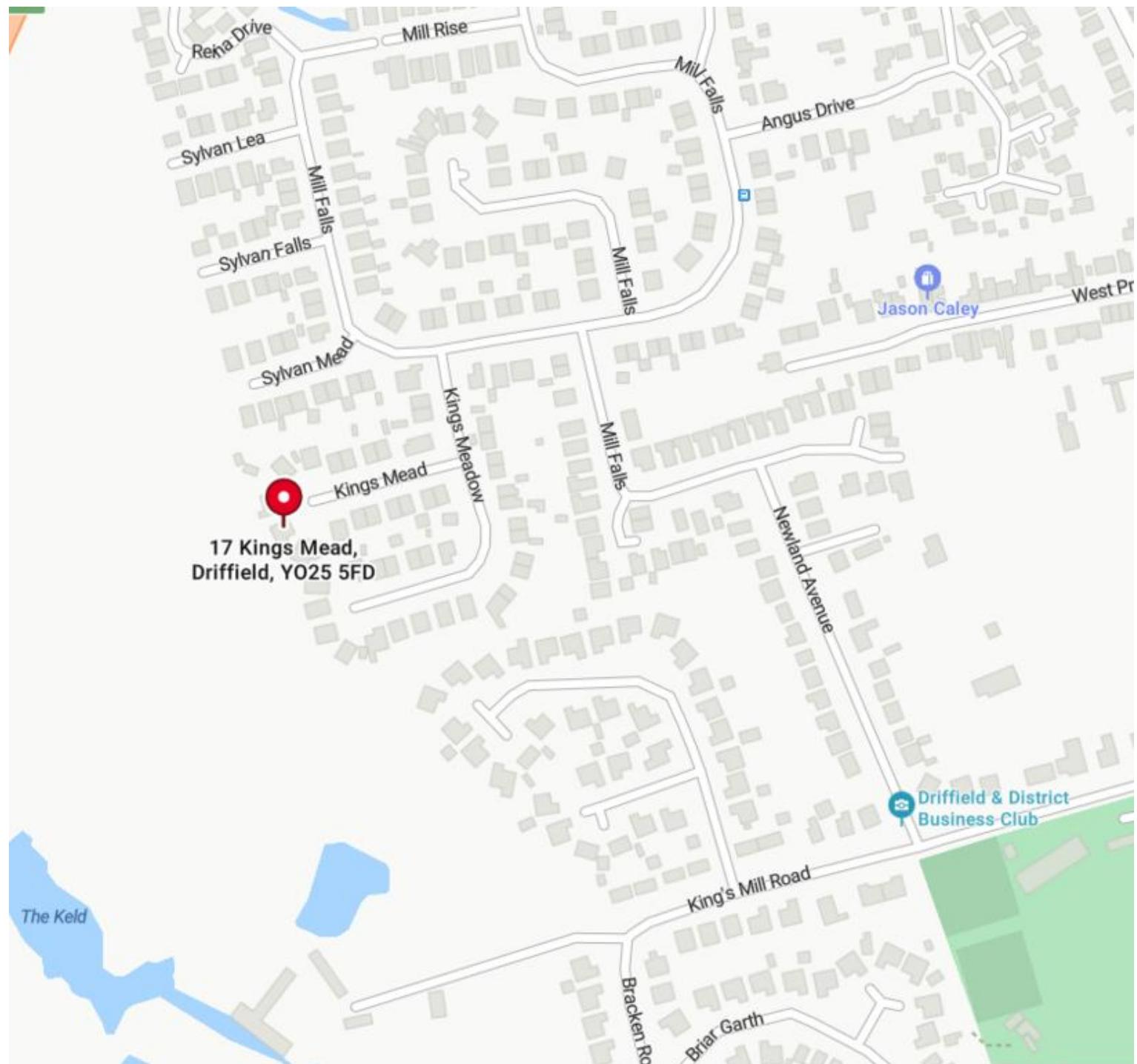
## VIEWING

Delete as appropriate ...

Strictly by appointment with Ullyotts 01262 401401 - Option 1.

The digitally calculated floor area is 117 square m. This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪

# Ullyotts

Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

Telephone 01262 401401

Email [sales@ullyottsbrid.co.uk](mailto:sales@ullyottsbrid.co.uk)

64 Middle Street South,  
Driffield, YO25 6QG

Telephone 01377 253456

Email [sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



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