



6 Almond Close  
Driffield

YO25 6SJ

ASKING PRICE OF

**£175,000**

**2 Bedroom Semi-Detached Bungalow**



Lounge



2



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 6 Almond Close, Driffield, YO25 6SJ

Located within an established cul-de-sac setting of similar bungalows, this is a well appointed home offering two bedroom accommodation with the added attraction of a rear facing conservatory.

Improved to include a renewed boiler in 2024, the property features a front facing lounge with large bow window which looks onto the cul-de-sac, fitted kitchen and two bedrooms plus bathroom. The conservatory is located off the kitchen and to the rear is a private expanse of garden.

The property features gas fired central heating as well as double glazing.

### 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



Bedroom



Bedroom



Rear

## Accommodation

### ENTRANCE HALL

With built-in storage cupboard.

### LOUNGE

15' 2" x 10' 1" (4.63m x 3.08m)

With front facing window. Radiator.

### KITCHEN

14' 1" x 7' 11" (4.31m x 2.43m)

Fitted along two walls with a modern range of kitchen units including base and wall mounted cupboards along with worktops. Inset sink with single drainer and cupboard beneath plus electric oven and hob with extractor. Built in storage cupboard. Radiator.

### BEDROOM 1

10' 8" x 8' 11" (3.26m x 2.73m)

With a rear facing window. Radiator.

### BEDROOM 2

10' 3" x 8' 6" (3.14m x 2.61m)

With front facing window. Radiator.

### BATHROOM

With suite comprising bath, pedestal wash hand basin and low-level WC.

### OUTSIDE

The property stands back from the road behind an expanse of front garden. There is a side drive which leads to a single garage featuring electric door. To the rear of the property is an enclosed area of patio style garden that features various mature fruit trees.

### 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

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

Band B.

#### ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

#### 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.

#### WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

#### VIEWING

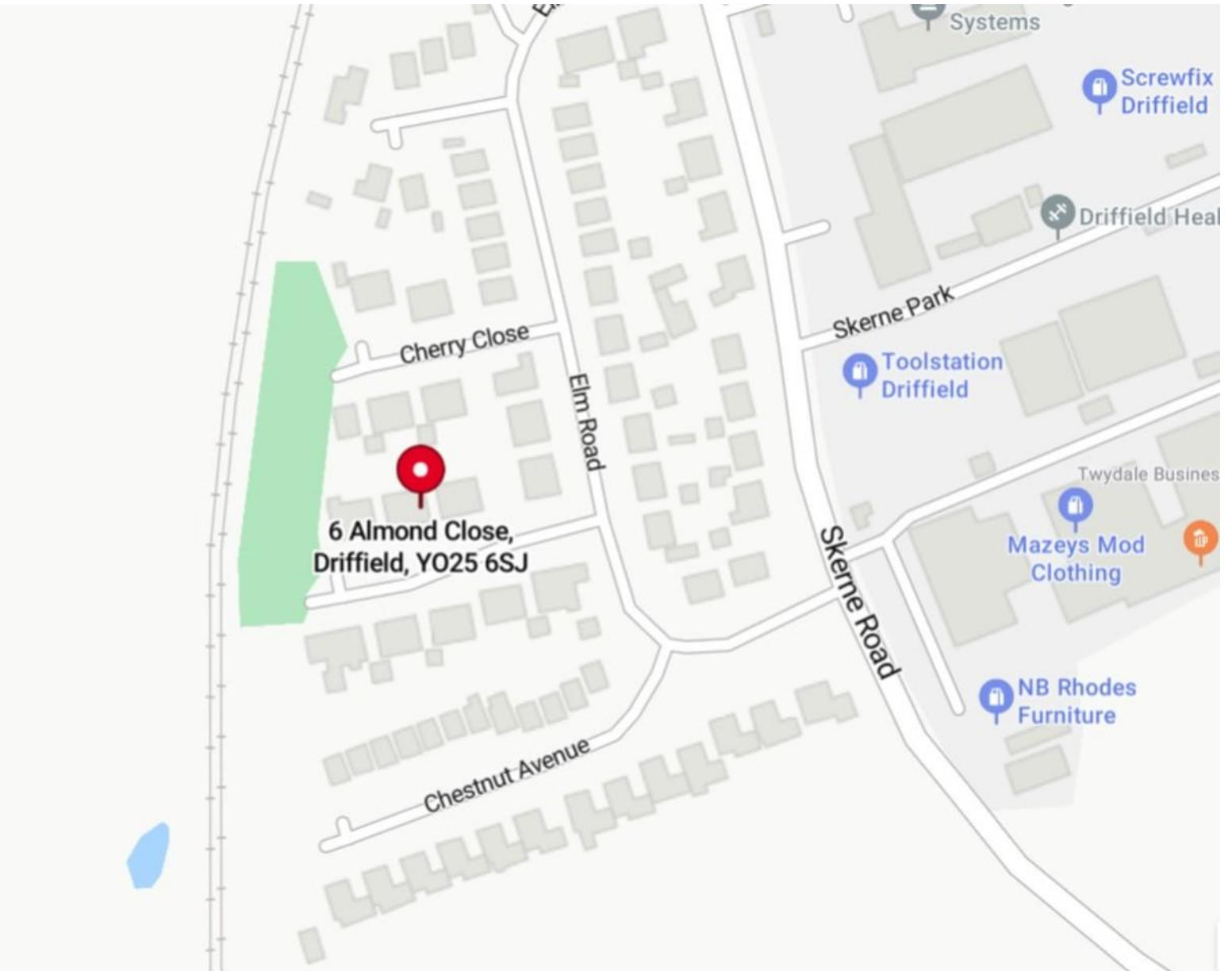
Strictly by appointment with Ulllyotts.

Regulated by RICS



The digitally calculated floor area is 58 sq m. This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

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



- Residential Sales
- Property Management
- Valuations

