



7 Wood Green  
Driffield  
YO25 6SR

ASKING PRICE OF

**£175,000**

**2 Bedroom Semi-Detached Bungalow**





Rear Elevation

 2
  1
  1
  Off Road Parking
  Electric Heating

## 7 Wood Green, Driffield, YO25 6SR

**A delightful spacious semi-detached bungalow set within lush gardens which form a private development exclusively for the over 55's that is within convenient access of the town centre.**

Indeed, owners of properties within 'Wood Green' enjoy a living experience which is something a little different!

Gardens within the development are all communal which allows owners to enjoy quiet surroundings without having to tend them as their maintenance are within maintenance fees for communal parts of the development.

The accommodation on offer is generous! There is an entrance lobby which gives way to the main bungalow. The entrance hall is open plan into the kitchen and lounge is front facing with a bay window looking onto the communal gardens. There are two rear facing bedrooms, one having a door directly onto the garden and seating area. The bathroom is delightfully fitted and includes a walk-in shower.

The property is heated by efficient independently controlled electric heaters and there is also a large storage cupboard.

In summary, this is a bungalow which is slightly different to the norm. It is certainly larger than most semi-detached bungalows and doesn't include ongoing external upkeep of gardens etc.

### 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



Kitchen



Bedroom 1



Bedroom 2

## Accommodation

### ENTRANCE LOBBY

5' 11" x 4' 6" (1.82m x 1.38m)

This is a prelude to the main entrance hall.

### ENTRANCE HALL

17' 11" x 3' 8" (5.47m x 1.13m)

With electric wall mounted heater with large storage cupboard (1.64m x 1.13m).

### LOUNGE

13' 10" x 11' 10" (4.22m x 3.61m)

With front facing window and electric wall mounted heater. Traditional style fire surround with electric fire and coved ceiling.

### KITCHEN

13' 1" x 7' 10" (4.00m x 2.39m)

With fitted range of units along two walls including base cupboards with drawers and worktops. Wall mounted cupboards to match including partial glass fronted display cupboards. Integrated electric oven and hob with extractor over. Inset sink with single drainer. Integrated fridge and freezer. Ceramic tiled floor and electric heater.

### SHOWER ROOM

8' 7" x 7' 11" (2.63m x 2.42m)

Having been recently re-fitted and including a walk-in shower with glass side screen and electric shower. Low level WC and vanity style wash hand basin. Wall mounted ladder style radiator and built-in storage cupboard housing hot water cylinder.

### BEDROOM 1

11' 2" x 10' 2" (3.42m x 3.11m)

With rear facing window and being fitted with a range of furniture including wardrobes and overhead cupboards. Electric heater.

### BEDROOM 2

10' 5" x 8' 1" (3.18m x 2.47m)

With door leading out to the rear patio/seating area. Radiator.

### OUTSIDE

All facilities externally are communal. Owners of bungalows within 'Wood Green' enjoy all the gardens which are maintained as part of a maintenance agreement. Immediately to the rear of the property is a patio/seating area which gives way to a lawned area and planted beds. As these are communal, there is no facility to erect fences to create an enclosed area.



**HEATING**

Provided by the electric heaters.

**DOUBLE GLAZING**

Sealed unit double glazing throughout.

**TENURE**

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

**SERVICES**

Mains water, electricity and drainage.

**MAINTENANCE CHARGES**

(To be confirmed).

**COUNCIL TAX**

Band B.

**ENERGY PERFORMANCE CERTIFICATE**

Rating E.

**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**

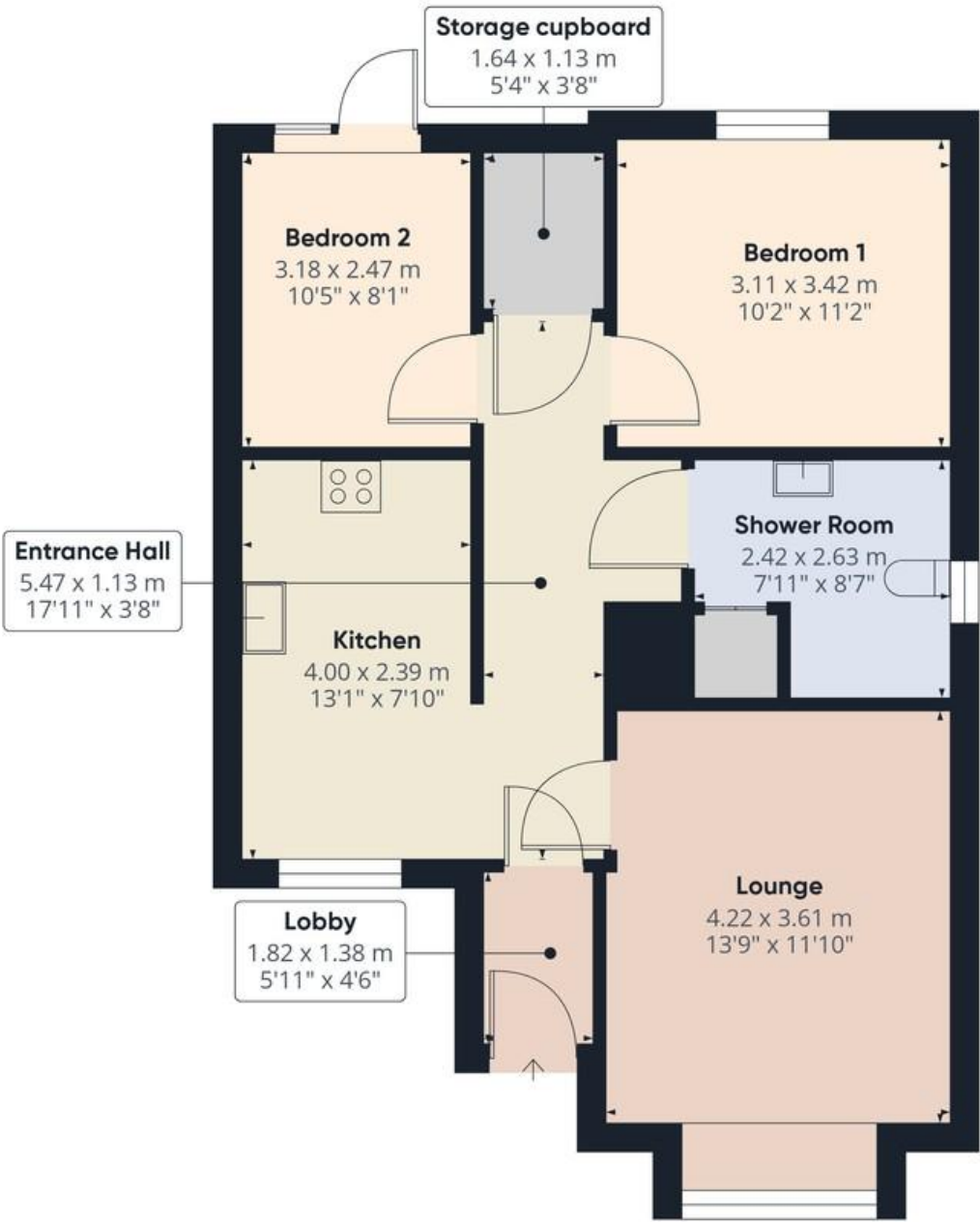
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS





The digitally calculated floor area is 63 sq m (684 sq ft). This area may differ from the floor area on the Energy Performance Certificate.







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