



20 Spellowgate
Driffield

YO25 5BB

ASKING PRICE OF

£355,000

3 Bedroom Detached Bungalow



Front Elevation



3



2



1



Off Road
Parking



Gas Central Heating

20 Spellowgate, Driffield, YO25 5BB

An IMMACULATELY PRESENTED BUNGALOW in a superb, non-estate setting which enjoys generous off-street parking as well as low maintenance gardens to the front and rear. This is certainly a property which is unlikely to disappoint, once viewed, with accommodation that includes potentially three bedrooms (or two with a dedicated dining room) there is a good degree of versatility in the property layout.

The front facing lounge is spacious and includes a large window from which to enjoy what are delightful gardens and views on to Spellowgate. The kitchen is extensively fitted and provides a useful breakfast bar. The kitchen itself features a wealth of integrated appliances, all immaculate along with contemporary fitted kitchen units. There is a dedicated utility room plus master bedroom and two further bedrooms along with house bathroom and additional WC.

Externally, the side drive provides extensive off-street parking and leads to a single garage which is currently sub-divided into a storeroom this can also be used as a whole garage very easily, if required.

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.



Entrance Hall



Kitchen



Master Bedroom



Lounge

Accommodation

ENTRANCE HALL

A lovely, warm and welcoming entrance to the property, very spacious and extends towards the rear of the bungalow and features a large storage cupboard, coved ceiling and range of two panelled white interior doors leading off.

CLOAKROOM/WC

With rear facing window, low level WC and wash hand basin.

LOUNGE

15' 4" x 14' 2" (4.69m x 4.32m)

Large front facing window, coved ceiling and feature electric fire with timber overmantel.

DINING ROOM/BEDROOM 3

12' 1" x 10' 10" (3.7m x 3.31m)

With side window plus coved ceiling.

KITCHEN

14' 4" x 12' 1" (4.37m x 3.69m)

A fully modernised kitchen units featuring a wealth of base and wall units finished with sleek handles doors and wood effect worktop. Ceramic one and a half bowl sink with single drainer and mixer tap plus integrated appliances which include electric

double oven plus electric hob with extractor hood over. Rear facing window and wood effect flooring. Space and plumbing for a dishwasher.

BEDROOM 1

14' 3" x 13' 10" (4.36m x 4.23m)

Fitted along one wall with a range of modern wardrobes, coved ceiling and front facing window.

BEDROOM 2

10' 1" x 11' 9" (3.08m x 3.6m)

With rear facing window and coved ceiling.

BATHROOM

A modern bathroom suite comprising single enclosure plus panelled bath, low level WC and pedestal wash basin. Coved ceiling and wood effect flooring.

OUTSIDE

Externally, the property is extremely appealing! Set back from the road on a good-sized plot with block paved drive and additional hardstanding to the front that provides parking for multiple vehicles. The frontage is set off by a shaped area of lawn and side planted borders. To the rear of the property is a



Dining Room/Bedroom 3



Bedroom 1



Entrance Hall



Rear patio

low maintenance area of garden which features ornamental low maintenance artificial grass, Indian stone patio and side planted borders. Also included is a large timber frame shared/workshop with electric power connected.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 87 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 D.

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 Ulyyotts.

Regulated by RICS



Cloakroom WC

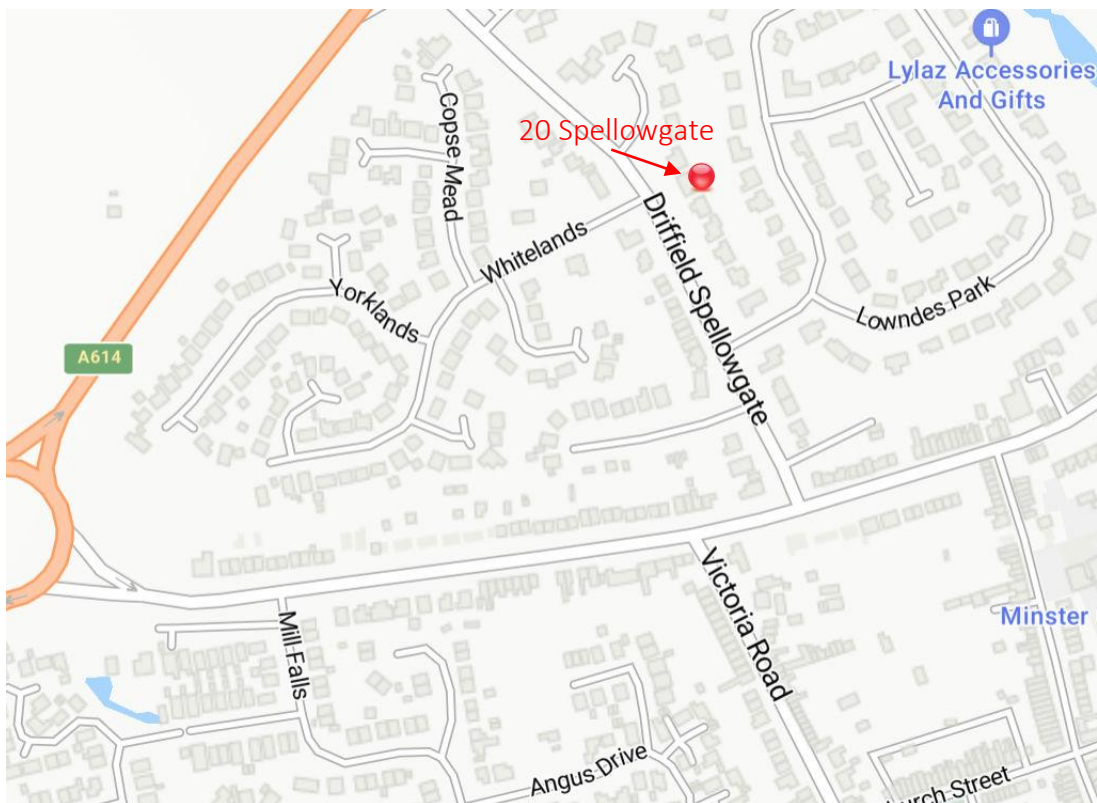


Bathroom



Rear Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 118 sq m



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