



6 The Meadows
Driffield

YO25 5FW

ASKING PRICE OF

£240,000

3 Bedroom Semi-Detached Bungalow



Garden including greenhouse and shed



3



2



1



Garage & Off
Road Parking



Gas Central Heating

6 The Meadows, Driffield, YO25 5FW

IF YOU ARE LOOKING FOR SINGLE STOREY ACCOMMODATION provided by a bungalow but are finding that most fall short in terms of accommodation, 6 The meadow could possibly satisfy your requirements. This is a bungalow which is located within a desirable and quiet select cul-de-sac of similar properties and provides generously proportioned accommodation that not only includes two reception rooms, there are also three bedrooms and additional conservatory.

The overall condition of the bungalow is very good and the layout also provides huge scope to develop it further with many owners of similar styles of property combining the kitchen with the dining room to create a truly generous dining kitchen.

The bungalow is also situated on a corner plot and enjoys gardens which extend from the rear to the side of the property. There is off-street parking that includes a drive and this leads to a single garage.

In summary, when most bungalows can fall short of peoples expectations in terms of accommodation, this one is likely to satisfy the requirements of most buyers!

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.



Dining Room



Dining Room - Virtually Staged



Kitchen



Kitchen - Virtually Staged

Accommodation

ENTRANCE VESTIBULE

With further door leading in to:

DINING ROOM

11' 0" x 10' 3" (3.36m x 3.13m)

With front facing window. Coved ceiling and double built-in storage cupboard.

Double doors leading into:

LOUNGE

14' 6" x 12' 8" (4.43m x 3.88m)

An attractive rear facing room with additional dual side windows and patio doors leading into the conservatory. Traditional style fire surround with electric fire in situ. Coved ceiling. Double panelled radiator.

CONSERVATORY

10' 8" x 9' 5" (3.27m x 2.89m)

With low level brick dwarf wall and full glass windows offering views across the garden. Radiator.

KITCHEN

10' 11" x 7' 4" (3.34m x 2.24m)

With ceramic tiled floor and being fitted along three walls with a range of attractive base and wall mounted kitchen units in solid wood with coordinating worktops. Inset one and a half bowl sink plus electric oven and gas hob with extractor over. Front and side facing windows plus space and plumbing for automatic washing machine and space for a refrigerator.

BEDROOM 1

14' 4" x 9' 4" (4.39m x 2.87m)

With double rear facing windows. Radiator.

BEDROOM 2

12' 2" x 9' 8" (3.71m x 2.97m)

With double rear facing windows. Radiator.

BEDROOM 3

7' 7" x 7' 4" (2.33m x 2.25m)

With front facing window. Coved ceiling. Radiator.

SHOWER ROOM

With Quadrant shower enclosure having a electric shower plumbed in, pedestal wash hand basin, chrome heated towel rail and fully tiled walls. Fully tiled floor.

SEPARATE WC

With low level suite.



Lounge



Lounge - Virtually Staged



Conservatory



Shower Room

OUTSIDE

The property is located in a corner position within the cul-de-sac. The garage is located slightly off-set from the bungalow, being to the front with a drive access. The gardens extend from the front (west) around the side (south) and towards the rear (east). These are very secluded and are predominantly laid to lawn interspersed by planted beds.

There are a range of garden buildings including greenhouse and shed.

CENTRAL HEATING

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 C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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



Bedroom 1



Bedroom 1 - Virtually Staged



Bedroom 2



Bedroom 3



The digitally calculated floor area is 86 sq m (929 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Forlons

Hospital

DRIFFIELD

The Beck

Driffield Beck

River Hill West Beck

Driffield

6 The Meadows

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ Est. 1891 ▪
Ullyotts
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



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