

25 Woodland Rise
Driffield
YO25 5JD

ASKING PRICE OF

£195,000

2 Bedroom Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01377 253456



Kitchen

2 | 1 | 1 | Garage & Off Road Parking | Gas Central Heating

25 Woodland Rise , Driffield, YO25 5JD

Located within a select cul-de-sac of similar properties, this is a fully refurbished and re-fitted detached bungalow offered for sale at a competitive price to effect early interest. Indeed, the bungalow has undergone a full programme of restoration to include new kitchen and bathroom and also complete re-decoration.

Floor coverings and carpets just need adding to finish the project.

The bungalow is centrally heated and double glazed and offers a single garage, accessible by a shared drive. There are gardens to the front and rear. The property is well situated for access onto Bridlington Road, which in turn leads into Driffield town centre and the wider area.

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



Study/Bedroom 3



Bedroom 1



Bedroom 2

Accommodation

SIDE ENTRANCE
Into:

HALLWAY
Radiator.

LOUNGE
18' 10" x 10' 4" (5.76m x 3.17m)
With large front facing window allowing plenty of natural light. Feature fire surround with gas fire insert. Coved ceiling. Radiator.

KITCHEN
10' 11" x 8' 6" (3.33m x 2.60m)
With side door onto the drive and being comprehensively fitted with a modern range of kitchen units including base and drawer units plus wall mounted cupboards to match. Coordinating worktops and integrated appliances including electric oven plus hob with extractor over. Inset sink with mixer tap, double panelled radiator.

SHOWER ROOM
With walk-in shower enclosure having sliding glass doors and electric shower in situ. Vanity wash hand basin and fully tiled walls. Heated towel radiator.

BEDROOM 1
11' 9" x 9' 11" (3.60m x 3.03m)
With rear facing window. Radiator.

BEDROOM 2
8' 11" x 8' 11" (2.73m x 2.72m)
With rear facing window. Radiator.

STUDY/BEDROOM 3
8' 6" x 7' 8" (2.61m x 2.36m)
With front facing window. Radiator.

OUTSIDE
The property stands back from the road behind an open plan lawned front garden.

To the rear of the property is an enclosed area of garden, this is primarily patio and also gravelled.

There is a shared drive which leads to:

GARAGE
15' 7" x 8' 8" (4.77m x 2.65m)
A single garage with front facing door plus side window.



Shower Room



Garden

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.

COUNCIL TAX
Band C.

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.

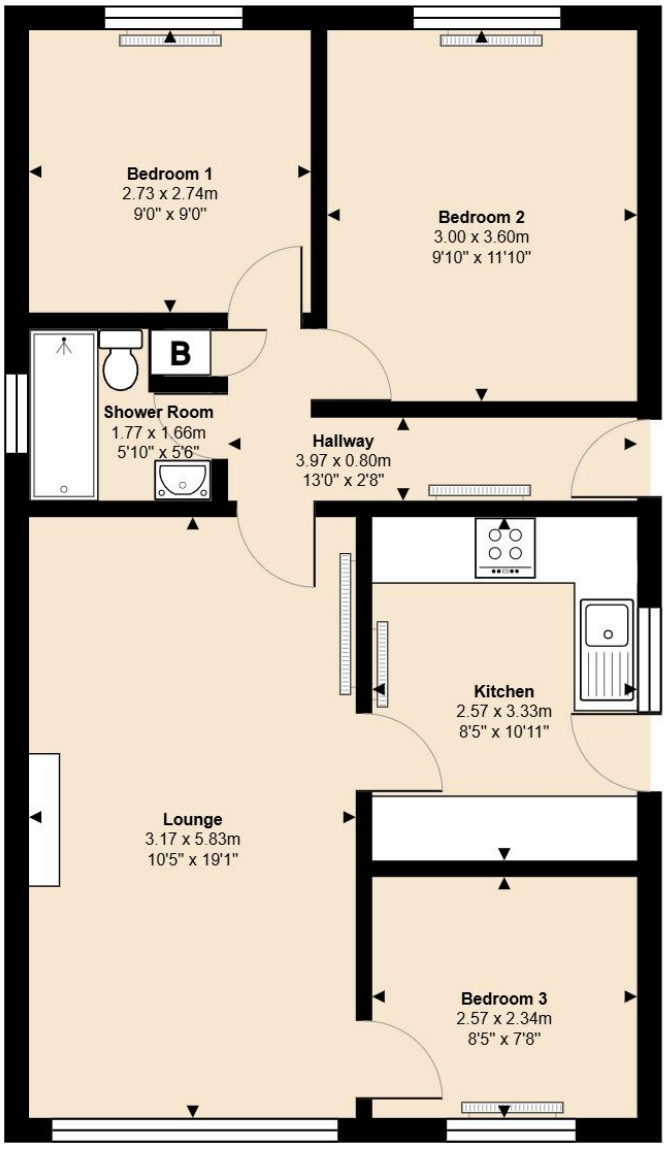
Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 60 sq m (644 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

25 Woodland Rise



Total Area: 62.2 m² ... 669 ft²

All measurements are approximate and for display purposes only


25 Woodland Rise
Little Kendale
Skeetings Farm
Field House Farm
Eastfield Farm
Water Forlorns
DRIFFIELD
The Beck
Driffield
Education Facility
Medical Care
Police Station
Fire Station
Sports/Leisure Centre
Hospital
Library
PW
PO
West Beck
River Hull
Bell Mills Plantation
Gate Box Cottage
A614
A164
B1249
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

RICS

- Residential Sales
- Property Management
- Valuations