



1 Northfield Road  
Driffield

YO25 5ET

ASKING PRICE OF

**£155,000**

**2 Bedroom Semi-Detached Bungalow**

• Est. 1891 •  
**Ullyotts**  
Estate Agents

01377 253456



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1



1



Off Road  
Parking



Gas Central Heating

## 1 Northfield Road, Driffield, YO25 5ET

**Established semi-detached bungalow located towards the bottom of Northfield Road with views across to Highfield House and having a relatively easy access into Driffield itself and local shops.**

The accommodation on offer is reasonably proportioned and extremely well maintained, however, does offer scope to be cosmetically improved to the buyers own requirement.

The accommodation on offer includes front facing lounge, kitchen, shower/wet room and two rear facing bedrooms.

Of particular note is the side drive and front forecourt, both of which can provide vehicle parking with the side drive being particularly wide and leading to a covered car port.

To the rear of the property is an established garden, including sheds, and having a sunny aspect.

### 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.



## Accommodation

### SIDE ACCESS

Leading into:

### KITCHEN

8' 8" x 8' 6" (2.65m x 2.60m)

With range of kitchen units fitted along with worktops including base and wall mounted cupboards. Inset sink with single drainer and space and plumbing for automatic washing machine. Space and provision for a slot-in electric cooker and dryer. Radiator.

### INNER HALL

### LOUNGE

15' 11" x 10' 3" (4.86m x 3.13m)

With front facing window and traditional fire surround and electric fire in situ. Coved ceiling. Radiator.

### BEDROOM 1

11' 5" x 9' 7" (3.50m x 2.93m)

With rear facing window. Coved ceiling. Radiator.

### BEDROOM 2

9' 4" x 7' 7" (2.85m x 2.33m)

With rear facing window. Coved ceiling. Radiator.

### SHOWER/WET ROOM

7' 1" x 5' 5" (2.16m x 1.67m)

With a wet room style shower having a full height glass screen, low level WC and vanity style wash hand basin. Fully tiled walls.

### OUTSIDE

The property stands back from the roadside behind a block paved and gravelled front forecourt. Both can provide off-street parking.

The block paving leads to a side drive which is concrete and a covered car port adjacent to the bungalow.

To the rear of the property is an enclosed area of established garden that includes two garden sheds and is predominantly lawned.

### 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 B.

### 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.

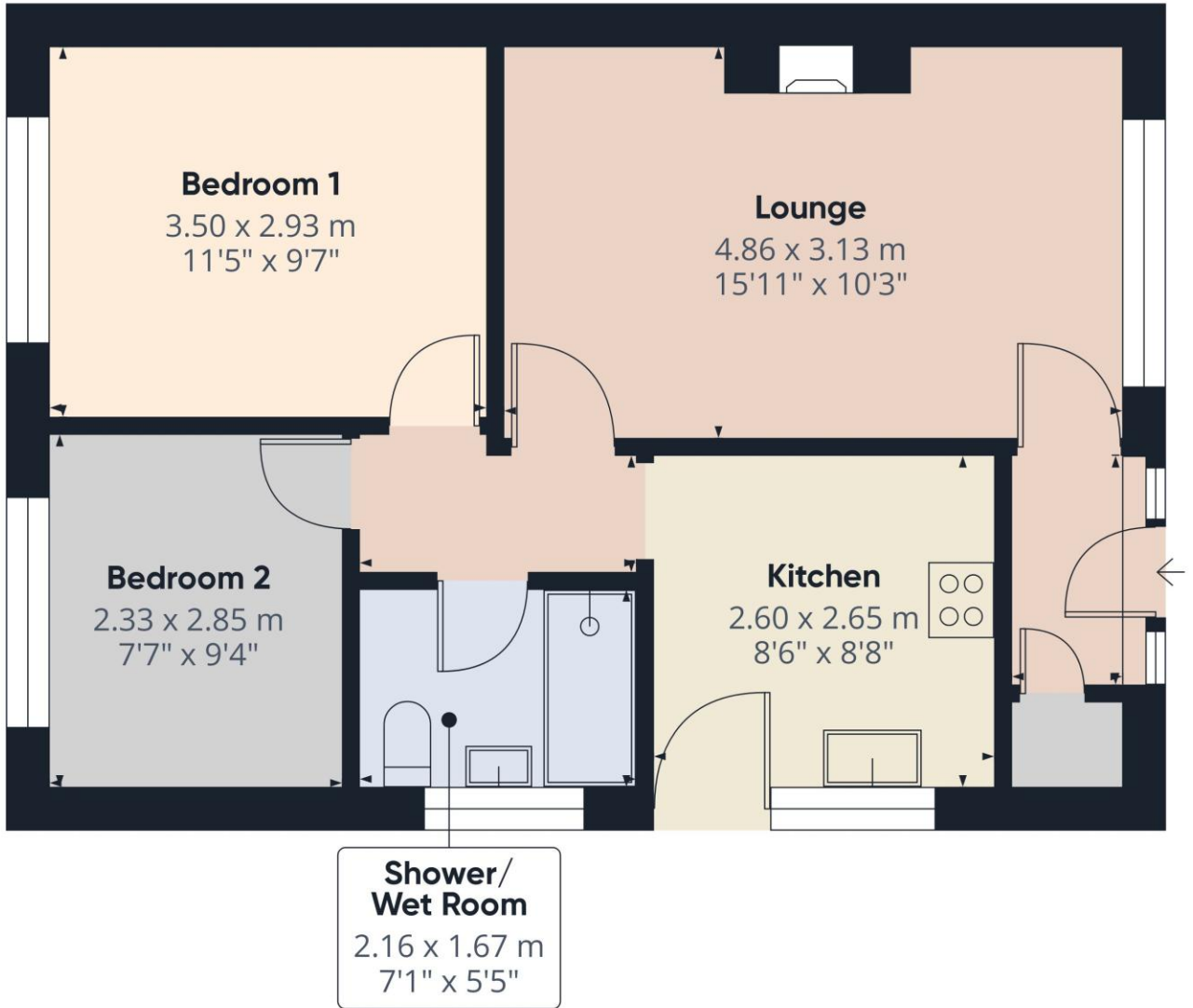
### VIEWING

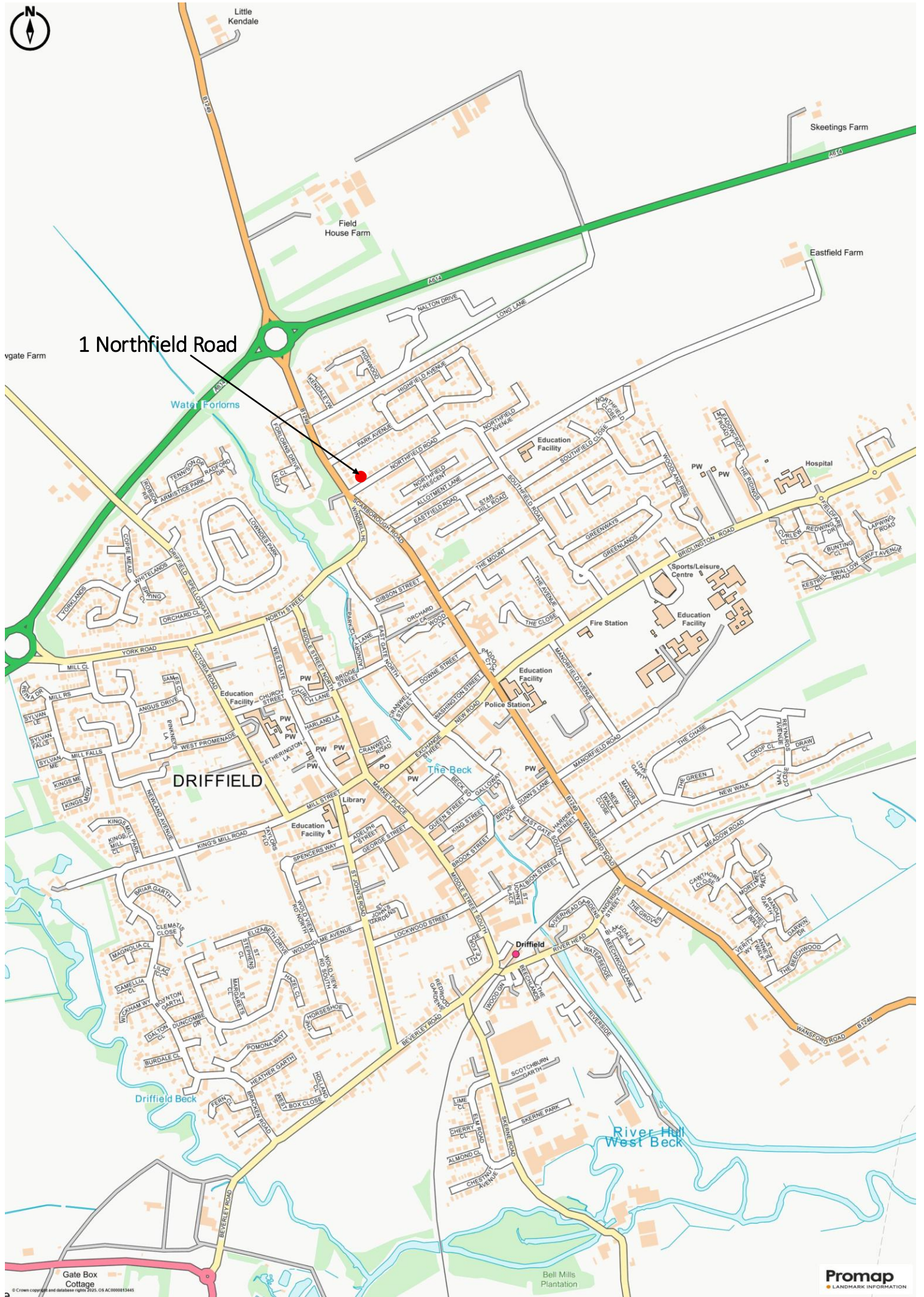
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 48 sq m (517 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





1 Northfield Road

Gate Farm

Little Kendale

Field House Farm

Sketings Farm

Eastfield Farm

DRIFFIELD

Driffield

Driffield Beck

The Beck

River Hall West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION



▪ Est. 1891 ▪  
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