Ullyotts · Est. 1891 ·
Estate Agents



‘Holly Peaks’
Brigham
Driffield, YO25 8JW

ASKING PRICE OF

£595,000

4 Bedroom Detached Bungalow

· Ullyotts ·
EST 1891

01377 253456



Outside

4 | 3 | 3 | Off Road Parking | Oil Central Heating

‘Holly Peaks’, Brigham, Driffield, YO25 8JW

Located within quiet rural surroundings "Holly Peaks" not only offers an exceptional range of accommodation, it is located within tranquil surroundings along with extensive gardens.

At, in excess of 2200 sq ft of accommodation, the living space on offer is not only beautifully presented, it provides versatility of use for a variety of different buyers. This can range from buyers requiring accommodation for multi-generational living, those who wish to derive a useful income by converting part of the property into a self-contained holiday let or simply buyers who want a fantastic space to spread out and enjoy within these stunning surroundings.

The plot is EXCEPTIONAL! Not only does it provide extensive vehicle parking for a multitude of vehicles, there are also extensive gardens surrounding the bungalow which stands proudly in a slightly elevated position.

A useful outbuilding provides an opportunity for potential business usage, subject to appropriate planning consents.

In summary ‘Holly Peaks’ provides extensive accommodation, versatility of use with HUGE SCOPE for a multitude of uses, all within the stunning surroundings of this rural setting. With solar pv and water making the home hugely more economical!

NEARBY FOSTON ON THE WOLDS

Foston is a truly peaceful and largely undisturbed village settlement of mainly traditional houses. The village church of St. Andrew dates back to the 13th Century, also serving Gembling and Brigham.



Reception Hall



Lounge



Lounge



Bedroom

Accommodation

MAIN RECEPTION HALL
An "L" shaped reception giving access to the first part of the bungalow. Wood flooring.

LOUNGE
19' 5" x 16' 5" (5.93m x 5.01m)
Featuring extensive patio doors to both the front and rear together with additional windows making this a hugely well lit room. Fitted engineered oak flooring and coved ceiling. Multiple radiators.

INNER HALL

BEDROOM
12' 7" x 10' 3" (3.85m x 3.13m)
With side window and range of wardrobes. Radiator.

BEDROOM
10' 11" x 9' 7" (3.35m x 2.93m)
With a side facing window. Radiator.

SHOWER ROOM
With walk-in shower enclosure, having sliding doors and plumbed-in mains shower, vanity wash hand basin and low level WC. Ceramic tiled floor and walls. Chrome heated towel radiator.

REAR HALL
With access to a cupboard housing the hot water cylinder and rear door.

KITCHEN
18' 8" x 16' 9" (5.69m x 5.11m)
Extensively fitted with a traditionally styled range of kitchen units featuring base, drawer and wall units finished with brushed chrome handles and a granite styled work surface. Integrated appliances include double oven and electric hob situated on a central island. Ceramic tiled floor and plenty of space for dining.

Patio doors leading out onto the front patio, vertical styled radiator. Inset sink with single drainer and swan neck mixer tap. Integrated dishwasher, fridge and freezer. Bi-folding style doors leading into:

DAY ROOM
13' 10" x 12' 3" (4.23m x 3.74m)
With patio doors leading out onto a side patio, Burley wood burner with feature chimney flue. Inset ceiling lighting and radiator. There are a handful of steps leading up to a secondary level where there is a inner hall.



Bedroom



Shower Room



Hallway



Kitchen

The inner hall gives access to:

SITTING ROOM/BEDROOM
16' 7" x 10' 7" (5.07m x 3.25m)
With front facing window and fitted laminate flooring, coved ceiling and radiator. The sitting room benefits from two doors.

SHOWER ROOM
With shower enclosure housing a plumbed in mains shower, low level WC and dual wash hand basin with tiled splashback. Chrome heated towel radiator.

BATHROOM
With panelled bath, low level WC and pedestal wash hand basin. Contemporary tiled walls and floor. Chrome heated towel radiator.

BEDROOM
13' 10" x 12' 11" (4.23m x 3.95m)
With front facing window, laminate style flooring. Radiator.

BEDROOM
12' 11" x 10' 10" (3.95m x 3.32m)
With side facing window. Laminate flooring and radiator.

SECONDARY KITCHEN
12' 11" x 8' 10" (3.95m x 2.71m)
With range of fitted kitchen units along two walls featuring gloss white handle less doors. Inset one and a half bowl sink with single drainer and integrated electric hob. French doors onto a side patio.

OUTSIDE
The property stands on an extensive plot with parking for multiple vehicles which could be of a variety of styles.

"Holly Peaks" also enjoys several areas of patio immediately adjacent to the property. This includes a patio accessed directly from the secondary kitchen which, if required, could be privatised to create a useful holiday let.

There is an additional patio area accessed off the day room, whilst the main patio is to the front of the property and enjoys aspects over the adjacent area.

Adjacent to the parking space is a large outbuilding.

"Holly Peaks" also enjoys extensive grounds which comprise a variety of areas. From extensive lawns with mature shrubs and trees and useful summerhouse space to a vegetable style garden but generally, all of the exterior space could be utilised by the buyer for their own requirement.



Kitchen



Day Room



Sitting Room/Bedroom



Shower Room

FLOOR AREA
From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING
The property benefits from an oil 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
Mains water and electricity. Private drainage.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

SOLAR PV
This property benefits from a solar PV system being installed , this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Governments 'Feed in tariff'
Further information may be available upon request.

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.

Regulated by RICS



Bathroom



Bedroom



Bedroom

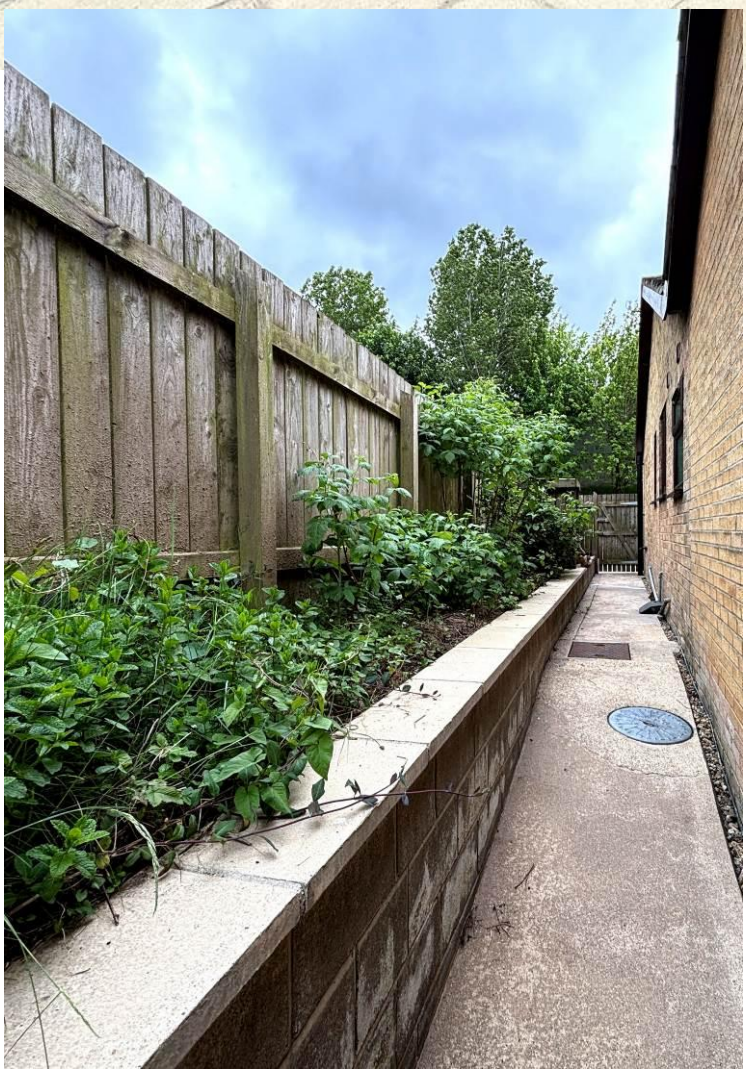


Secondary Kitchen



Outside

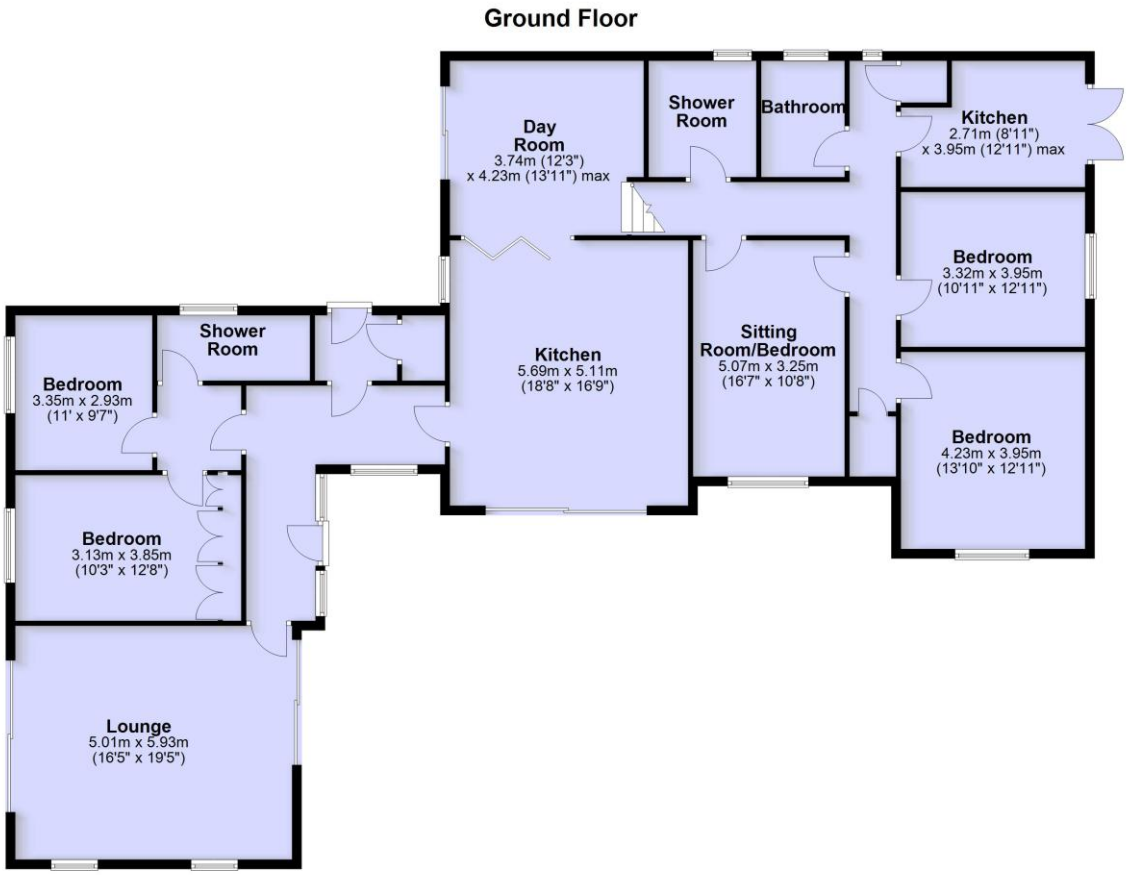




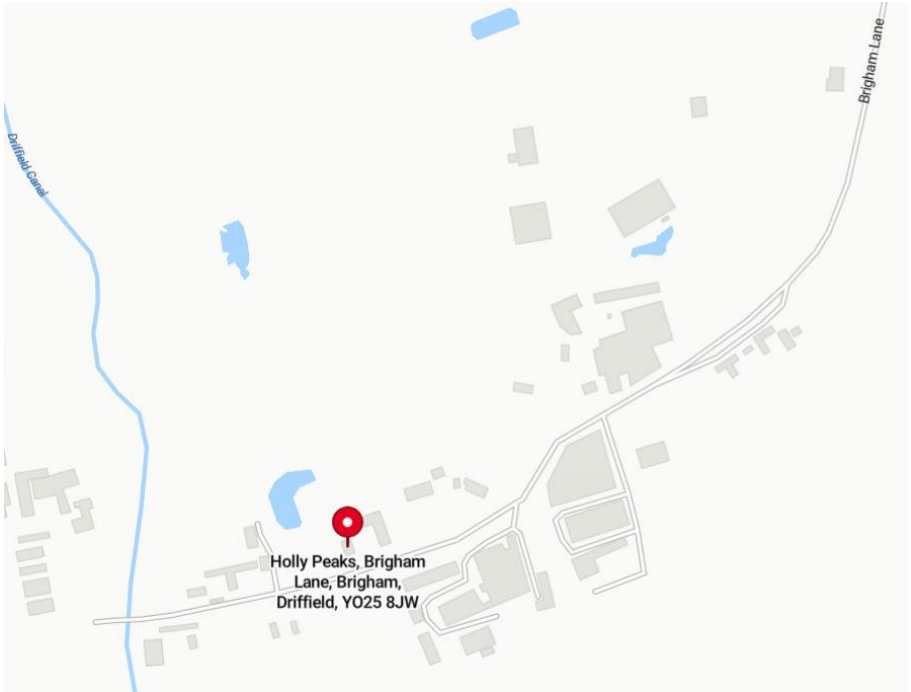


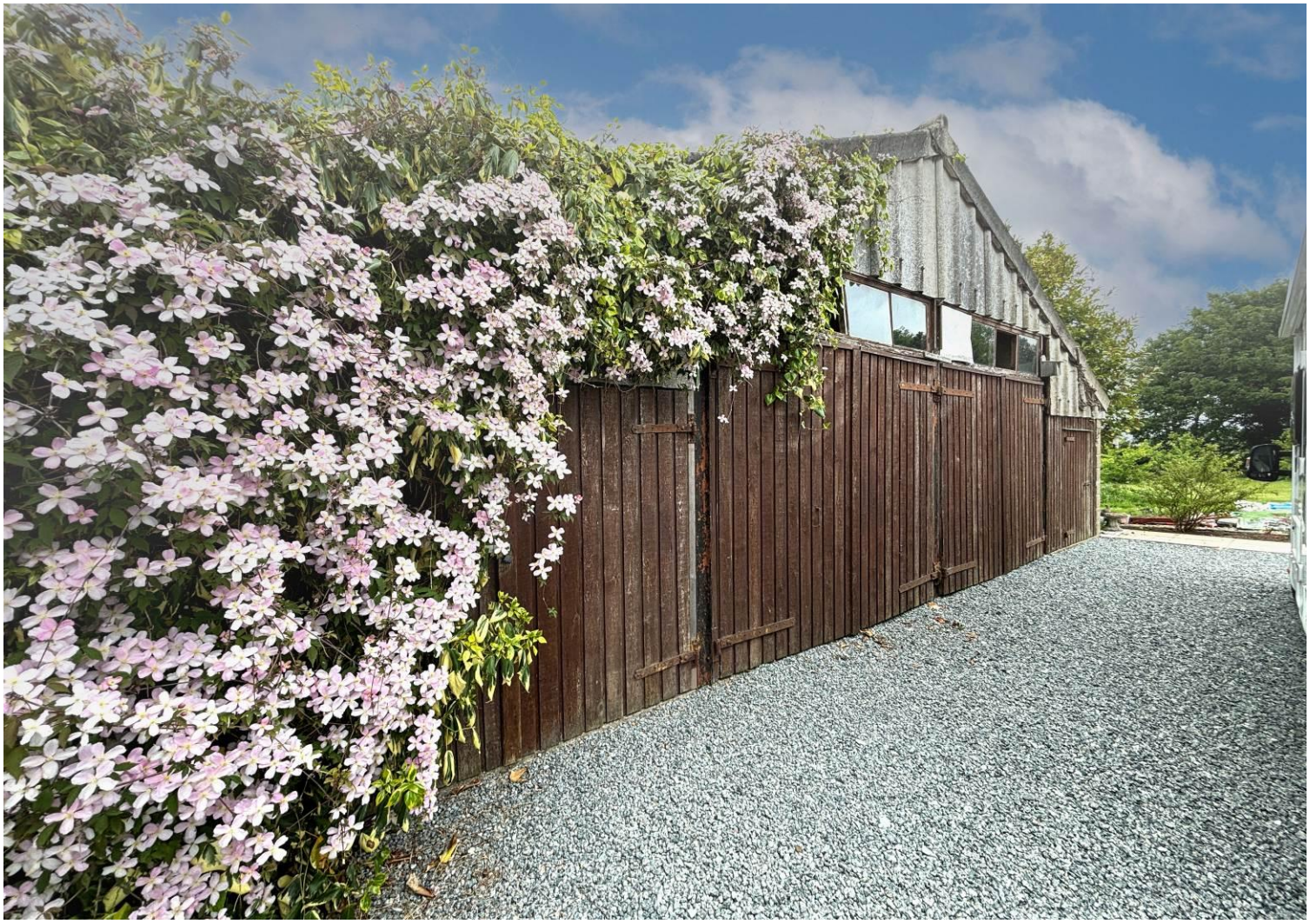


The stated EPC floor area, (which may exclude conservatories),
is approximately 204 sq m



Holly Peaks, Brigham







Why Choose Ullyotts?



Our guarantee to you

We will never be beaten on fees!

Knowledge & Experience

Established in 1891, Ullyotts know the local market.

Dedicated Teams

Experienced sales teams who live locally and know the area.

Competitive Fees

Ullyotts guarantee that we will never be beaten on fees.

Proven Results

Don't just take our word for it...See the above Rightmove pie chart.

Professional Accreditations

Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

"Ullyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble."

"Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ullyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you."

"A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business."

"The team at Ullyotts were great to deal with during our recent house purchase. A very professional team."

"From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale."

"A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ullyotts. Great Job!"

Ullyotts

EST 1891





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