



1 Langley Garth
Driffield

YO25 5NP

ASKING PRICE OF

£185,000

2 Bedroom Detached Bungalow



Garden - VIRTUALLY STAGED



2



1



1



Garage & Off
Road Parking



Gas Central Heating

1 Langley Garth, Driffield, YO25 5NP

A relatively modern detached bungalow located within very convenient access of Driffield town centre, which can be reached very easily via Dunns Lane/Bridge Lane. The property provides two bedroom accommodation along with lounge, which has a conservatory leading off, and fitted kitchen.

Overall, the property is of modern construction which now requires general updating in line with modern standards. It does provide generously proportioned accommodation in a particularly attractive setting with views onto Wansford Road and into the cul-de-sac itself.

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

It is offered to the market at a competitive price to effect early interest!

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.



Kitchen



Kitchen - VIRTUALLY STAGED



Lounge



Lounge - VIRTUALLY STAGED

Accommodation

ENTRANCE HALL

13' 0" x 3' 6" (3.98m x 1.07m)

With fitted dado rail and coved ceiling. Radiator.

LOUNGE

13' 8" x 10' 6" (4.17m x 3.22m)

With traditional fire surround and gas fire in situ, dado rail and coved ceiling. Radiator.

Side window and patio doors leading into:

CONSERVATORY

12' 4" x 6' 3" (3.77m x 1.93m)

With ceramic tiled floor and double panelled radiator. Drawf brick wall with uPVC double glazing to two walls and offering views onto the garden.

KITCHEN

12' 1" x 10' 6" (3.69m x 3.22m)

Fitted along three walls with a traditional range of kitchen units finished with panelled doors in oak, inset stainless steel sink with base cupboard beneath and stainless steel four ring gas hob and electric oven. Extractor fan. Space and plumbing for automatic washing machine. Side window and double panelled radiator.

BEDROOM 1

9' 9" x 8' 0" (2.98m x 2.46m)

With window facing onto the garden. Built-in range of wardrobes and double panelled radiator. Coved ceiling.

BEDROOM 2

9' 8" x 9' 6" (2.97m x 2.91m)

With front facing window onto the cul-de-sac and built-in range of wardrobes. Coved ceiling. Radiator.

SHOWER ROOM

7' 0" x 6' 3" (2.14m x 1.92m)

With window fronting onto Wansford Road. Comprising walk-in shower having a plumbed-in shower unit in situ, low level WC and pedestal wash hand basin. Radiator.

OUTSIDE

The property forms part of a small cul-de-sac development located just off Wansford Road with all bungalows being accessed via a private road. There is a block paved drive which leads to a single garage.

To the rear of the property is a block paved patio and this gives way to an area of garden.



Bedroom 2



Bedroom 2 - VIRTUALLY STAGED



Bedroom 1



bedroom 1 - VIRTUALLY STAGED

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



Shower Room



Bathroom - VIRTUALLY STAGED



Garden

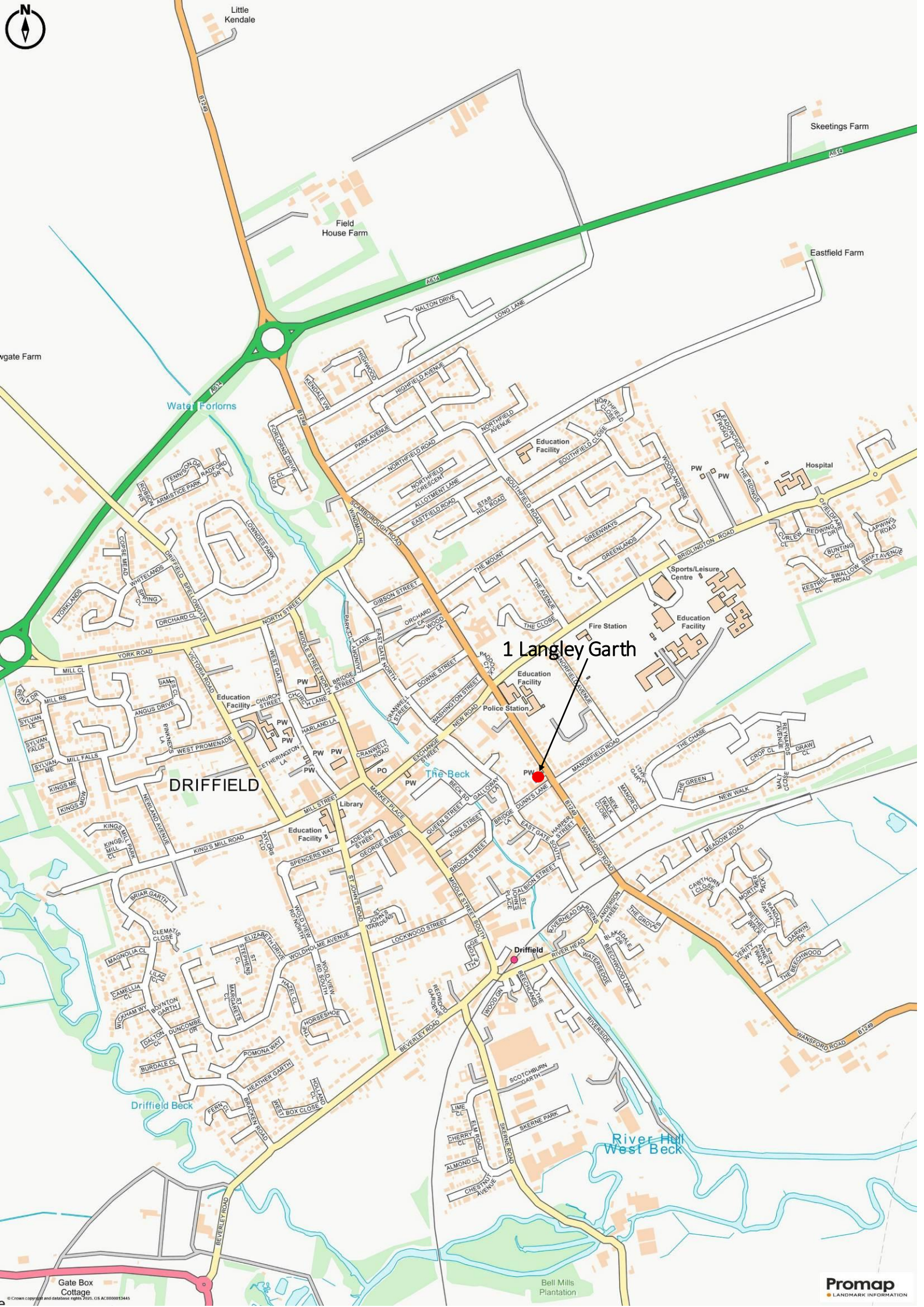


Garden - VIRTUALLY STAGED



The digitally calculated floor area is 63 sq m (674 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

1 Langley Garth

DRIFFIELD

The Beck

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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