



Digitally Altered

11 Camellia Close
Driffield

YO25 6QT

ASKING PRICE OF

£265,000

2 Bedroom Detached Bungalow

Est. 1891
Ulllyotts
Estate Agents

01377 253456



Patio Area and Garden



2



1



1



Garage & Off
Road Parking



Gas Central Heating

11 Camellia Close, Driffield, YO25 6QT

This is a meticulously maintained bungalow thoroughly updated, predominantly by the seller prior to sale. The accommodation on offer includes a generously proportioned lounge that is front facing and also a fitted kitchen with some integrated appliances. These bungalows also have the benefit of an additional cloakroom with WC along with the usual bathroom and two bedrooms, both of which are rear facing.

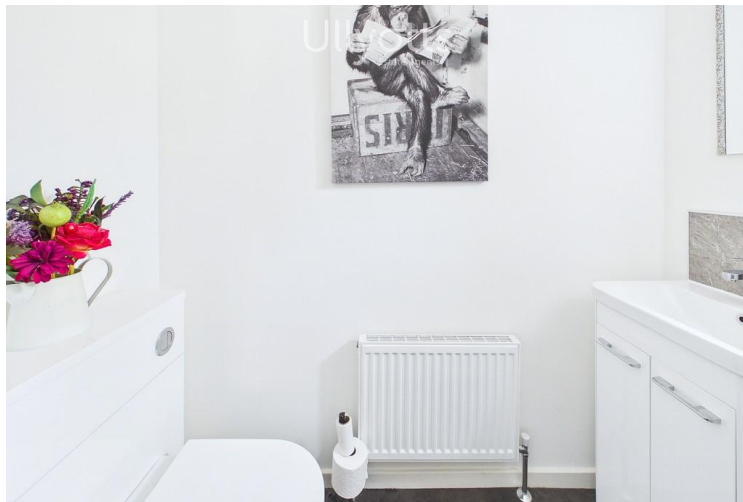
The plot is exceptional! It has an attractive open plan frontage, generous vehicle access leading to a single garage whilst, to the rear, are extensive landscaped gardens with attractive backdrop onto Kings Mill.

Camellia Close is one of the smaller cul-de-sacs which predominantly comprises bungalows located off Bracken Road, an area served by the local bus service as well as being within a level walking distance of the town centre.

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.

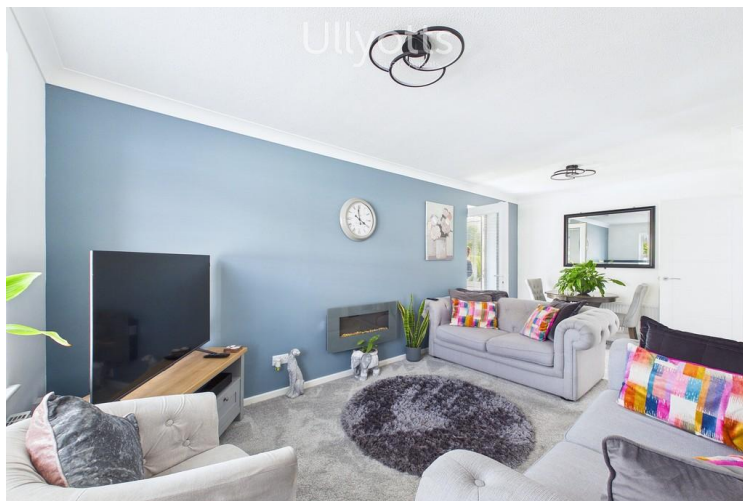
Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Cloaks/WC



Kitchen



Lounge



Lounge

Accommodation

FRONT ENTRANCE

Into:

HALL

4' 10" x 4' 3" (1.48m x 1.31m)

With double built-in storage cupboard.

CLOAKROOM/WC

6' 4" x 3' 2" (1.94m x 0.98m)

With low level WC and wash hand basin.

LOUNGE

19' 5" x 10' 2" (5.92m x 3.11m)

With a front facing window and wall hung electric fire. Coved ceiling. Two radiators.

Ample space for a dining table and side access into a porch which gives access, in turn, onto the garden.

KITCHEN

9' 7" x 7' 8" (2.94m x 2.34m)

Fitted along three walls with a modern range of kitchen units and finished with white doors and a brushed chrome handle along with coordinating worktops. Stainless steel sink with

single drainer. Integrated electric oven plus electric hob with extractor over. Space and plumbing for automatic washing machine and fridge/freezer. Radiator.

BEDROOM 1

11' 5" x 8' 8" (3.48m x 2.65m)

With rear facing window and built-in range of wardrobes plus overhead cupboards. Radiator.

BEDROOM 2

9' 1" x 8' 9" (2.79m x 2.68m)

With patio door onto the rear garden. Radiator.

BATHROOM

With shower style bath having a plumbed-in shower over and glass side screen. Chrome heated towel radiator. Vanity style wash hand basin and WC. Built-in storage cupboard.

OUTSIDE

The property stands back from the road behind a very attractive frontage which is partially gravelled/partially paved and partially block paved by way of a drive which leads to a single garage (5.33m x 2.53m).

To the rear of the property is an extensive area of garden



Bedroom 1



Bedroom 2



Bathroom



Garden

which has an attractive paved patio and path around the perimeter of the bungalow itself. The majority of the garden is laid to lawn but there is a further area of landscaped garden including larger area of patio located to the rear, accessed off the second bedroom.

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 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.

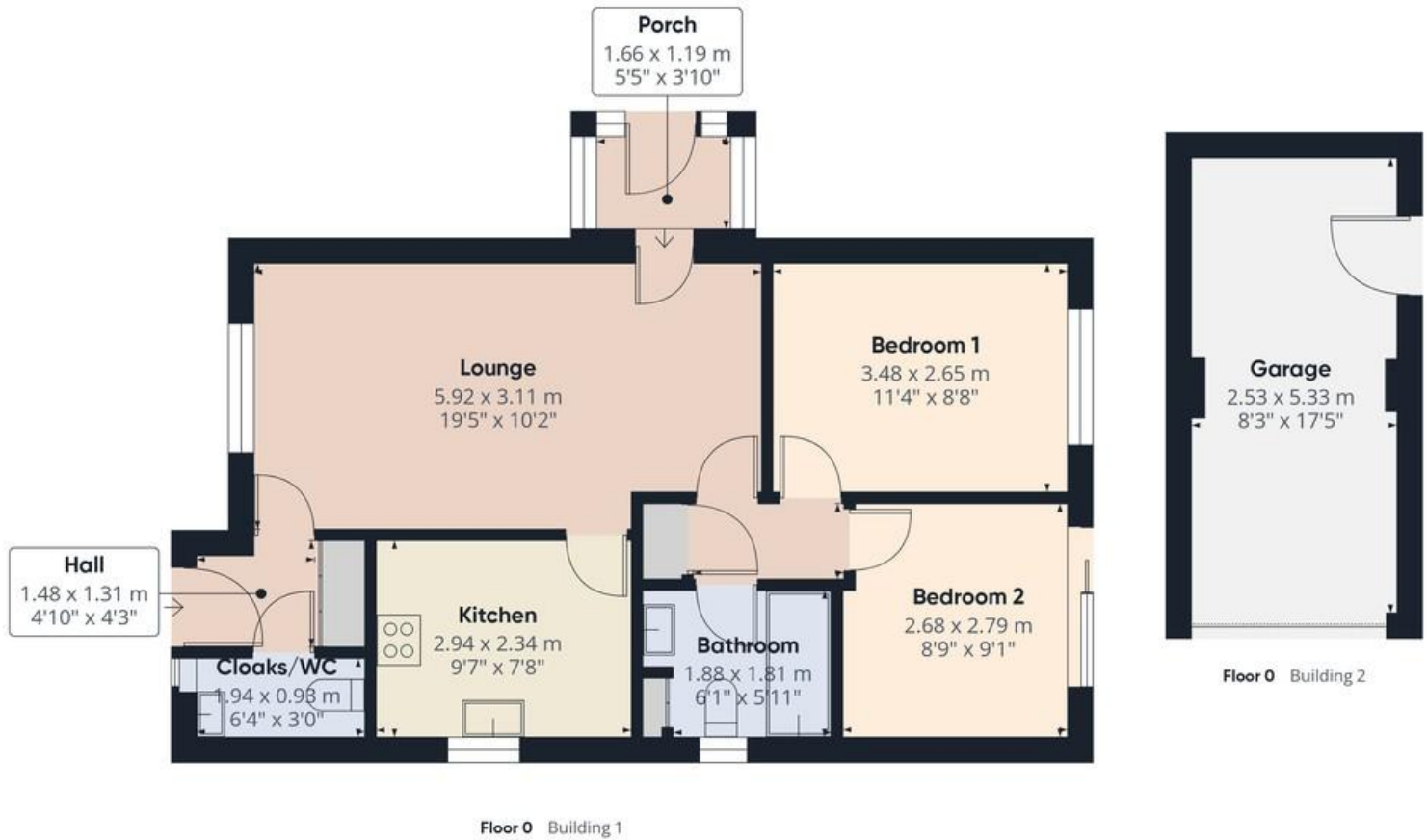
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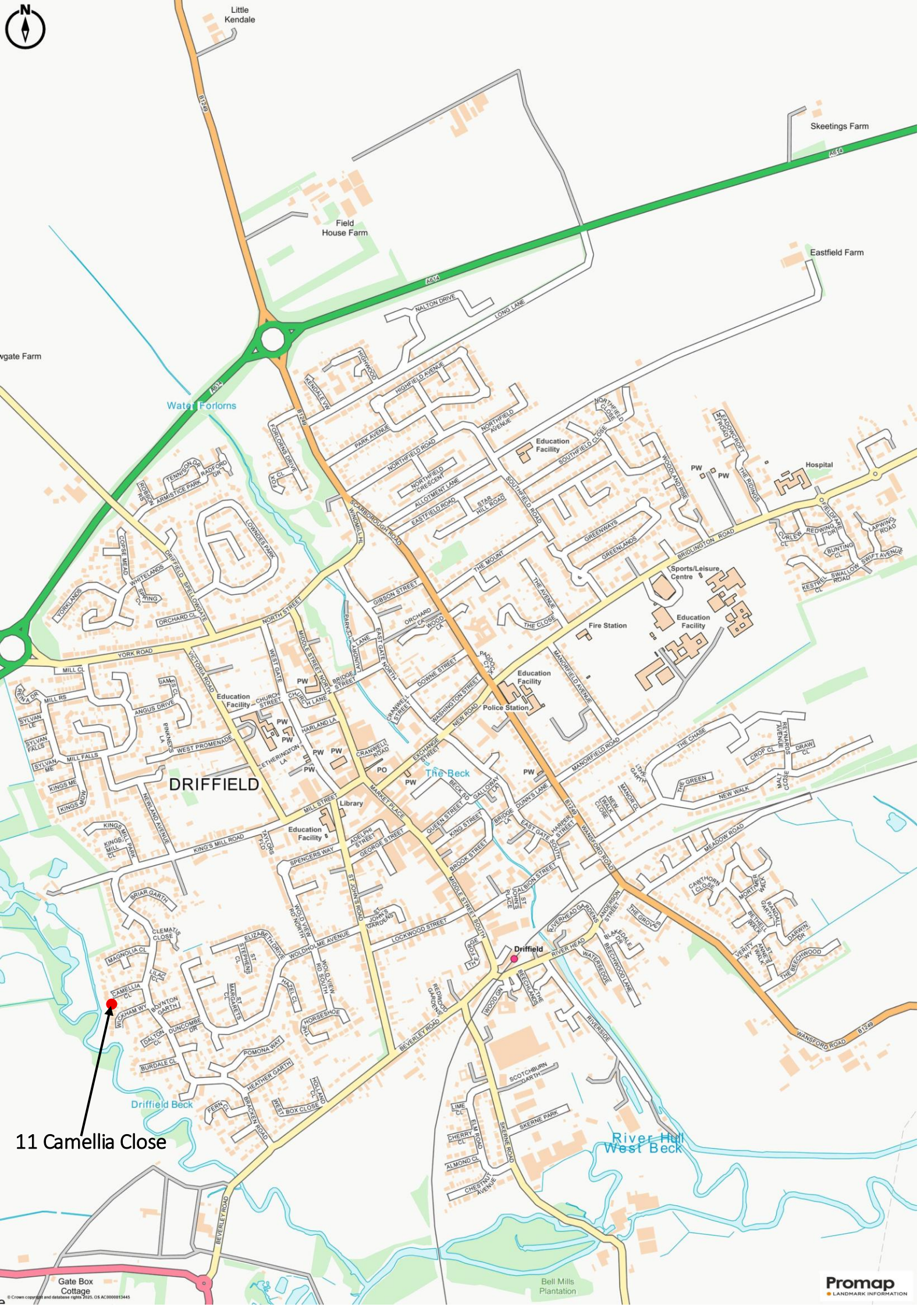


Garden and Rear Elevation



The digitally calculated floor area is 54 sq m (583 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





11 Camellia Close

DRIFFIELD

Driffield Beck

River Hull West Beck

Driffield

Water Forlons

The Beck

Skeetings Farm

Field House Farm

Eastfield Farm

Hospital

Fire Station

Sports/Leisure Centre

Police Station

Education Facility

Education Facility

Education Facility

Library

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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