19 Briar Garth
Driffield
YO25 6UL

ASKING PRICE OF

£290,000

3 Bedroom Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01377 253456

Garden

3 | 1 | 1 | Garage & Off Road Parking | Gas Central Heating

19 Briar Garth, Driffield, YO25 6UL

Forming part of a delightful and well established cul-de-sac development of predominantly bungalows, this is a bungalow constructed during the 1980s by Tallishire of Beverley.

The styling of the bungalow is ever popular by virtue of its layout which tends to satisfy the requirements of most purchasers. The living space is generous and includes three bedrooms, or two, if a formal dining space is required, along with what is an exceptionally spacious lounge with this property offering three aspects onto the cul-de-sac, dedicated breakfast kitchen and house bathroom plus separate cloakroom/WC. **It has been beautifully maintained!**

The bungalow enjoys an extensive frontage onto Briar Garth, this being predominantly lawned and mainly makes this bungalow distinctive. **This type of bungalow offers huge scope to develop into whatever the buyer requires!**

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

Lounge

Breakfast Kitchen

Breakfast Kitchen

Accommodation

ENTRANCE VESTIBULE
Into:

ENTRANCE HALL
8' 6" x 5' 1" (2.60m x 1.55m)
With built-in airing cupboard house the hot water cylinder. Coved ceiling and radiator.

CLOAKROOM/WC
8' 3" x 3' 0" (2.54m x 0.92m)
With front facing window, low level WC and pedestal wash hand basin. Coved ceiling.

LOUNGE
21' 1" x 12' 9" (6.43m x 3.89m)
An especially spacious lounge with three aspects, two to the side and one to the front and onto Briar Garth. Traditional fire surround with inset gas living flame fire, coved ceiling and double panelled radiator.

BREAKFAST KITCHEN
17' 2" x 10' 9" (5.24m x 3.29m)
Extensively fitted along with three walls with a traditional range of kitchen units featuring base and wall mounted cupboards finished with panelled doors in medium oak and integrated appliances including a stove, electric oven and grill, matching four ring gas hob with extractor over, BOSCH integrated washing machine and separate fridge/freezer. Rear facing window onto the garden. Coved ceiling and double panelled radiator.

Dedicated dining area plus side door to the exterior.

BEDROOM 1
11' 9" x 11' 5" (3.60m x 3.49m)
With front facing window and coved ceiling. Radiator.

BEDROOM 2
13' 0" x 10' 4" (3.97m x 3.15m)
With rear facing window and coved ceiling. Radiator.

BEDROOM 3
12' 2" x 9' 10" (3.72m x 3.01m)
With rear facing window and coved ceiling. Radiator.

BATHROOM
6' 1" x 5' 10" (1.87m x 1.78m)
With suite comprising panelled bath and having a shower over, pedestal wash hand basin and low level WC. coved ceiling. Radiator.

Bedroom 1

Bedroom 2

Bedroom 3

Garden

OUTSIDE

The property stands back from the road behind an extensive area of open plan forecourt garden which is predominantly laid to lawn. There is a side drive which leads to a single garage. The garage has been enlarged and now provides a space suitable for a workshop or further conversion into a garden room or office.

The garden to the rear has been used as a traditional vegetable garden, this includes greenhouse along with fenced and hedged boundary.

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 D.

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.

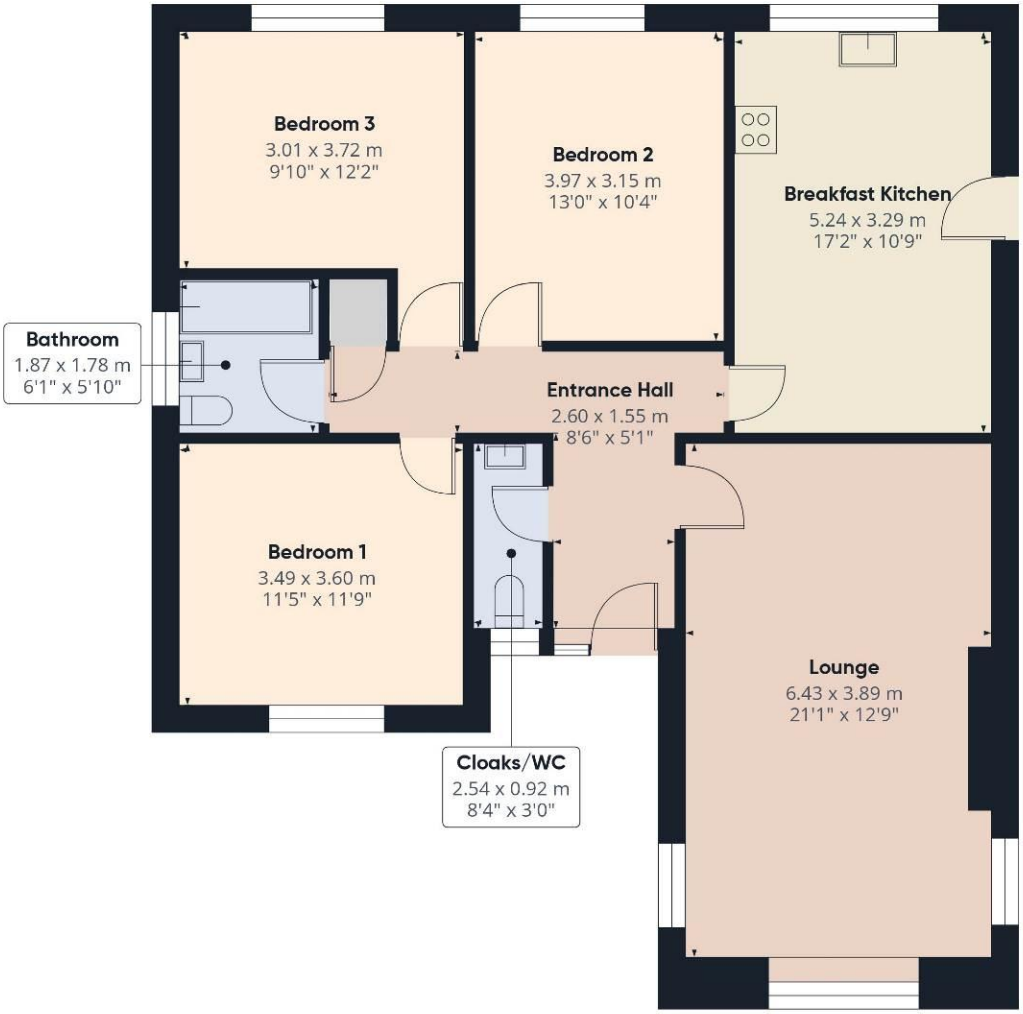
Floor plans are for illustrative purposes only.

VIEWING

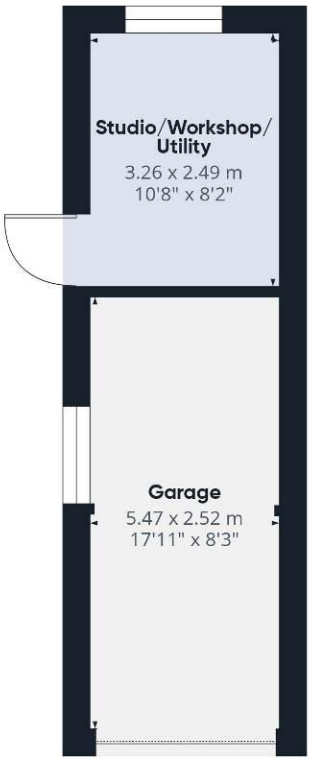
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

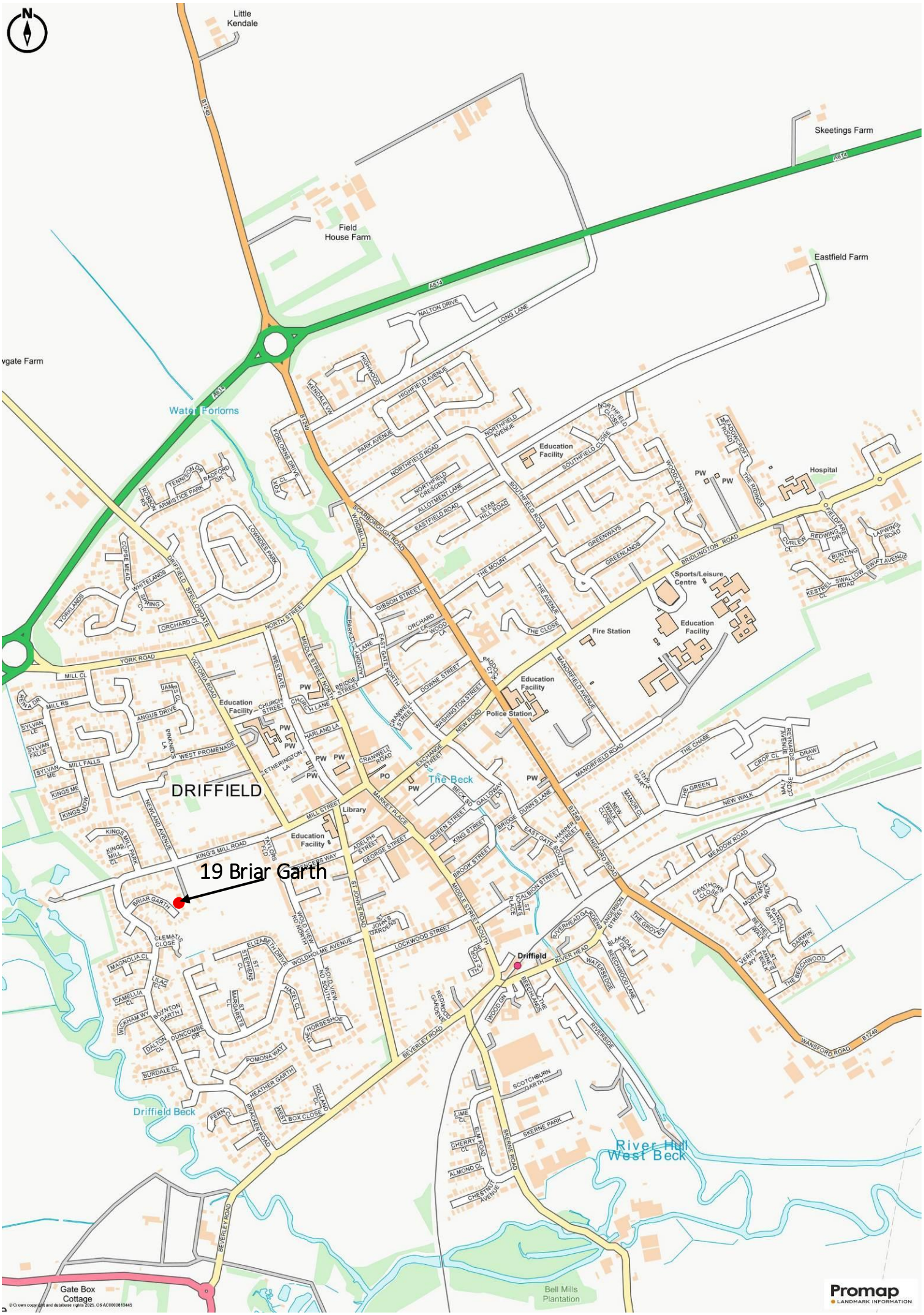
The digitally calculated floor area is 118 sq m [including garage] (1,272 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2



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LANDMARK INFORMATION

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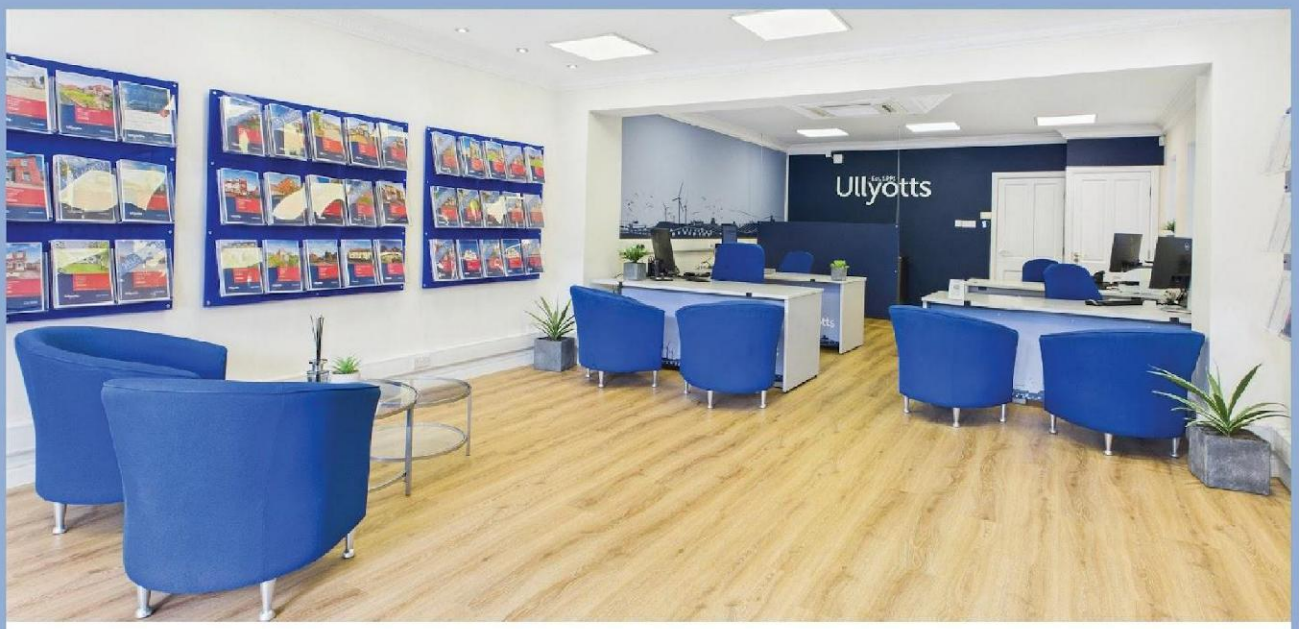

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