



7 Kirkwood Close  
Driffield  
YO25 5AA

ASKING PRICE OF

**£210,000**

**2 Bedroom Detached bungalow**

Ullyotts  
Est. 1891  
Estate Agents

01377 253456



Lounge

2	1	1	Off Road Parking	Gas Central Heating
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## 7 Kirkwood Close, Driffield, YO25 5AA

Located within a secluded and sought after small development off Greenways, this is a very attractive detached bungalow, ripe for immediate occupancy and offering well laid out accommodation including a rear facing lounge. Indeed, the remaining accommodation features a well fitted kitchen along with master bedroom that includes wardrobes along one wall and second bedroom\* that is currently used as a dedicated dressing room which again, features wardrobes along one wall.

Externally is parking for two vehicles located to the front whilst, to the rear is a very low maintenance garden featuring patio plus artificial lawn along with a useful shed.

The bungalow is located within convenient access of the town centre either by foot or by local transport and also the popular nearby convenience store.

### 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



Bedroom 1



Bathroom



Bedroom 2/Dressing Room

## Accommodation

### ENTRANCE HALL

With built in storage cupboard and radiator.

### LOUNGE

15' 8" x 10' 10" (4.8m x 3.31m)

With rear facing French doors onto the garden. Feature fire surround with electric fire in situ and radiator.

### KITCHEN

11' 5" x 6' 7" (3.5m x 2.03m)

With fitted range of units along two walls including base cupboards with worktops over and wall mounted cupboards to match. Electric hob with extractor over and inset sink. Integrated electric oven plus microwave. Integrated washing machine. Rear facing window overlooking the garden. Radiator.

### BEDROOM 1

13' 10" x 8' 5" (4.22m x 2.59m)

With range of wardrobes having sliding mirror doors along one wall. Radiator. Front facing window.

### BEDROOM 2

11' 5" x 5' 2" (3.5m x 1.59m)

Currently used as a walk in wardrobe and featuring a front facing window. Wardrobes along one wall.

\*If this is to be used as a second bedroom, wardrobes will require to be removed

### BATHROOM

Beautifully fitted suite in white including panelled bath having a shower over with curved glass shower screen. Pedestal wash basin and low-level WC. Heated towel radiator. Electric shaver point.

### OUTSIDE

The property stands back from the main part of Kirkwood Close behind its own front forecourt which provides parking for two vehicles. To the rear of the property is an enclosed area of garden, secured by a lockable side gate. There is a paved patio immediately to the rear of the bungalow that leads to an area of artificial lawn and also this area includes a shed.

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

Sealed unit double glazing throughout.

UPVC double glazing throughout.



Garden



Lounge



Rear

#### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

#### COUNCIL TAX BAND

Band C

#### ENERGY PERFORMANCE CERTIFICATE

Rating C.

#### SERVICES

All mains services are available at the property.

#### 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.

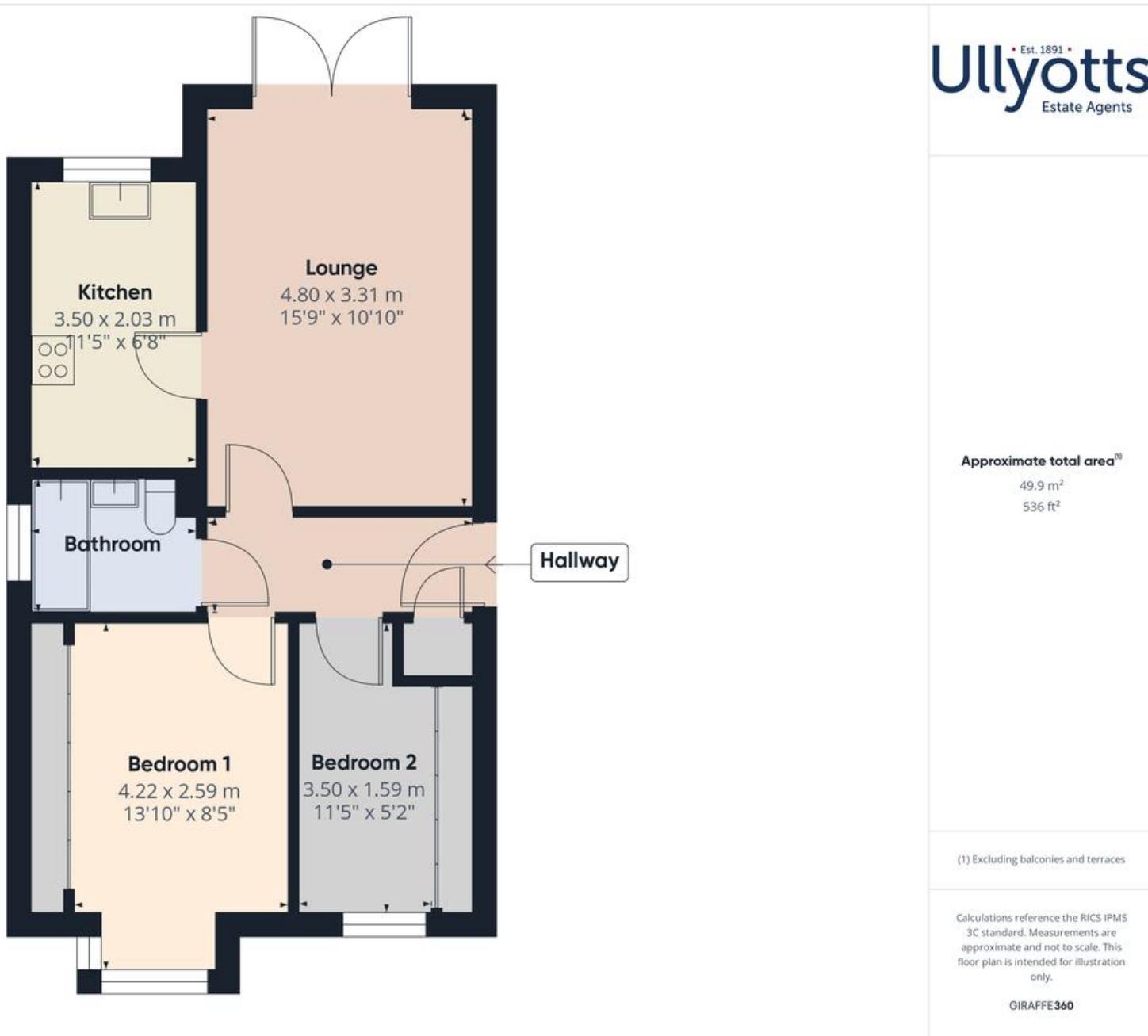
Regulated by RICS



State Farm

## DRIFFIELD

The digitally calculated floor area is 49.9 sq m. This area may differ from the floor area on the Energy Performance Certificate.





▪ 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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