



20 Elm Road
Drifffield
YO25 6SQ

ASKING PRICE OF

£170,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



2



1



1



Off Road
Parking



Gas Central Heating

20 Elm Road, Driffield, YO25 6SQ

An established semi-detached bungalow which is located within a popular, yet relatively quiet residential area, conveniently situated for access into the town centre which is within level walking distance. The bungalow provides the usual range of accommodation associated with its type but has been enhanced to the rear by the addition of a garden room.

The remaining accommodation includes front facing lounge, two bedrooms, modern kitchen and shower room.

There is a block paved drive which provides off-street parking and also front and rear gardens.

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.



Entrance Hall



Lounge



Kitchen



Bedroom

Accommodation

ENTRANCE HALL

From the side and including double fitted cupboard. Radiator.

LOUNGE

15' 1" x 10' 0" (4.62m x 3.05m)

With front facing bow window, fitted dado rail and double panelled radiator. Coved ceiling.

KITCHEN

16' 0" x 8' 0" (4.88m x 2.44m)

A modern fitted kitchen featuring base and wall mounted cupboards finished with sleek handle less doors in white with a grey worktop over. Stainless steel sink with base cupboard beneath. Space and plumbing for a dishwasher. Radiator.

Door leading into:

GARDEN ROOM

9' 3" x 6' 6" (2.84m x 2.00m)

Predominantly glazed and offering views of the garden.

BEDROOM 1

9' 2" x 8' 9" (2.80m x 2.67m)

With rear facing window and fitted range of wardrobes with sliding doors. Radiator.

BEDROOM 2

10' 2" x 8' 7" (3.12m x 2.63m)

With front facing window and built-in wardrobes. Radiator.

SHOWER ROOM

With vanity suite comprising WC and wash hand basin and Quadrant-style shower enclosure. Radiator.

OUTSIDE

The property stands back from the road behind its own front garden. There is a block paved side drive that provides off-street parking. To the rear of the property is a semi-mature area of garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 61 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Garden Room



Garden

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 B.

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.

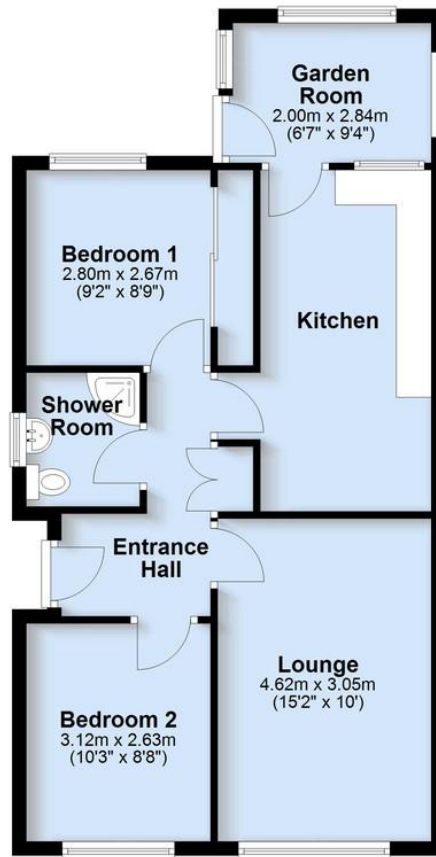
VIEWING

Strictly by appointment with Ulllyotts.

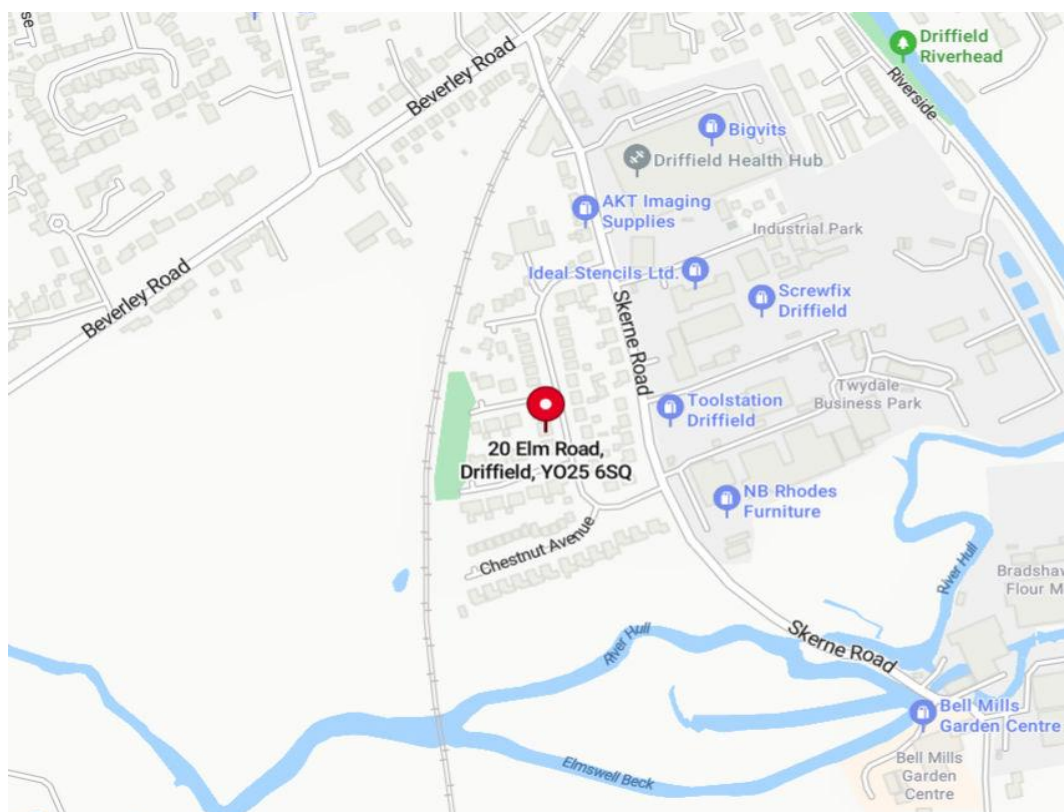
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 61 sq m

Ground Floor



20 Elm Road, Driffield



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts 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.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations