



27 Kings Meadow  
Driffield

YO25 5FB

ASKING PRICE OF

**£260,000**

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Sun Room



Off Road  
Parking



Gas Central Heating

## 27 Kings Meadow, Driffield, YO25 5FB

An established, well-maintained bungalow in a lovely location forming part of a cul-de-sac development of predominantly similar properties. The nature of the development means there is little to no passing traffic and Kings Meadow is within level walking distance of the town centre. The accommodation on offer is well maintained and includes attractive lounge along with fully fitted kitchen, bathroom and three bedrooms.

A particular feature of the property is the rear garden which has a sunny aspect which can be enjoyed either externally or within attractive garden room extension.

### 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 1

## Accommodation

### ENTRANCE HALL

### LOUNGE

16' 0" x 13' 1" (4.88m x 4.01m)

With front facing window and feature fire surround and provision for an electric fire. Radiator.

### KITCHEN

13' 0" x 10' 11" (3.97m x 3.35m)

being fitted with a range of modern kitchen units including base and draw units with chrome finished handles and one mounted cupboards to match. Inset sink with single drainer and mixer tap. Integrated electric oven and grill plus microwave and four ring gas hob with extractor over. Plumbing for automatic washing machine.

### SUN ROOM

10' 8" x 7' 11" (3.26m x 2.43m)

with views over the garden and French doors leading to the exterior.

### BEDROOM 1

14' 0" x 9' 3" (4.27m x 2.84m)

With front and side facing windows, radiator. Built in range of wardrobes.

### BEDROOM 2

10' 11" x 9' 6" (3.35m x 2.92m)

with rear facing window and radiator.

### BATHROOM

With suite comprising panelled bath and wash basin. Radiator.

### SEPERATE WC

with separate low-level WC.

### BEDROOM 3

9' 3" x 6' 11" (2.82m x 2.13m)

With radiator and side window.

### OUTSIDE

The property stands back from the road behind a gravelled front forecourt. There is a good concrete drive which leads to a single garage.

### GARAGE

18' 11" x 10' 2" (5.79m x 3.10m)

with front facing door, rear window and personal door to the side.



Bedroom 2



Garden

### REAR GARDEN

the rear garden is predominantly laid to lawn and offers a good degree of privacy. There is also a paved patio immediately to the rear of the property and sunroom.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 93 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.

### 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

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.

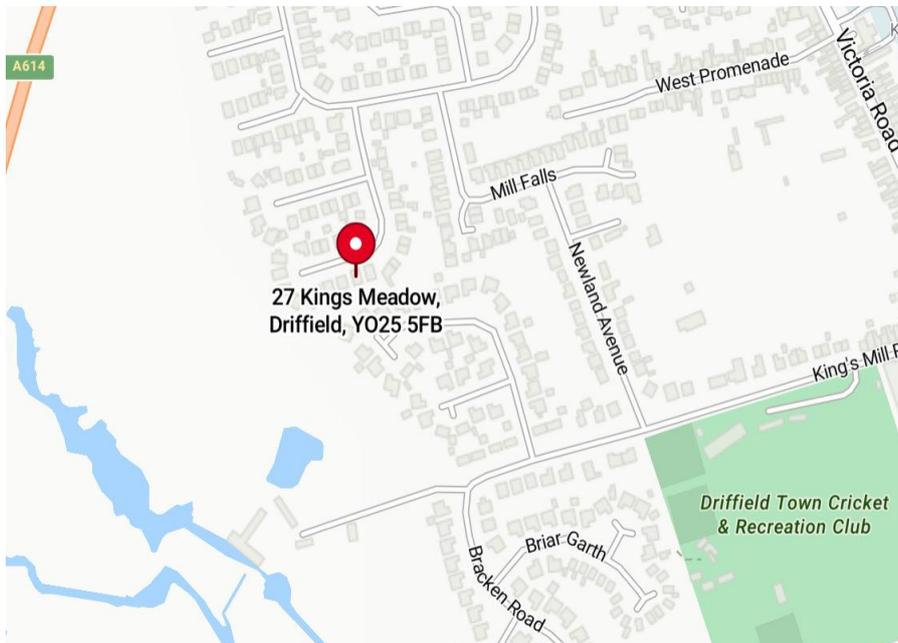
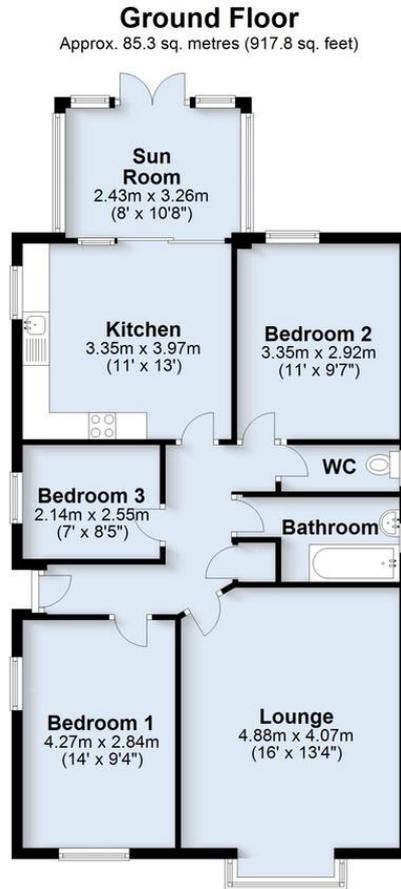
Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 93 sq m





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# Ulllyotts

EST 1891



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