



5 Eastholme Close
Driffield

YO25 5HQ

ASKING PRICE OF

£135,000

1 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



Off Road
Parking



Gas Central Heating

5 Eastholme Close, Driffield, YO25 5HQ

An extremely rare opportunity to purchase a true bungalow within a select cul-de-sac development, conveniently situated for access into the town centre. The bungalow is offered to the market at a competitive price and having been fully re-decorated throughout! It also includes a useful wet room, however, there are no floor coverings and many buyers would feel the need to re-fit the kitchen to their own taste.

The property is centrally heated and double glazed throughout and offers off-street parking within the cul-de-sac. There is a small area of courtyard to the rear.

In summary, this is a very rare find indeed and may be of appeal to a vast variety of buyers including, at the price, first time buyers.

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



Kitchen



Bedroom



Wetroom

Accommodation

Entrance into:

LOUNGE

19' 6" x 11' 7" (5.95m x 3.55m)

With front facing window, gas fire and surround. Radiator.

KITCHEN

11' 4" x 7' 10" (3.46m x 2.39m)

With inset sink and base cupboard beneath, base and wall mounted cupboards plus worktops. Radiator.

BEDROOM

11' 5" x 7' 10" (3.49m x 2.39m)

With built-in wardrobe with sliding mirror doors. Radiator.

REAR HALL

With access to the rear courtyard.

WET ROOM

With walk-in shower area, low-level WC and wash hand basin.

OUTSIDE

The property forms part of a cul-de-sac development. There is parking within the front courtyard, available to all properties. To the front of the property is an area of garden whilst to the rear is a further small area of courtyard and terraced garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 47 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

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band



Rear Garden

D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

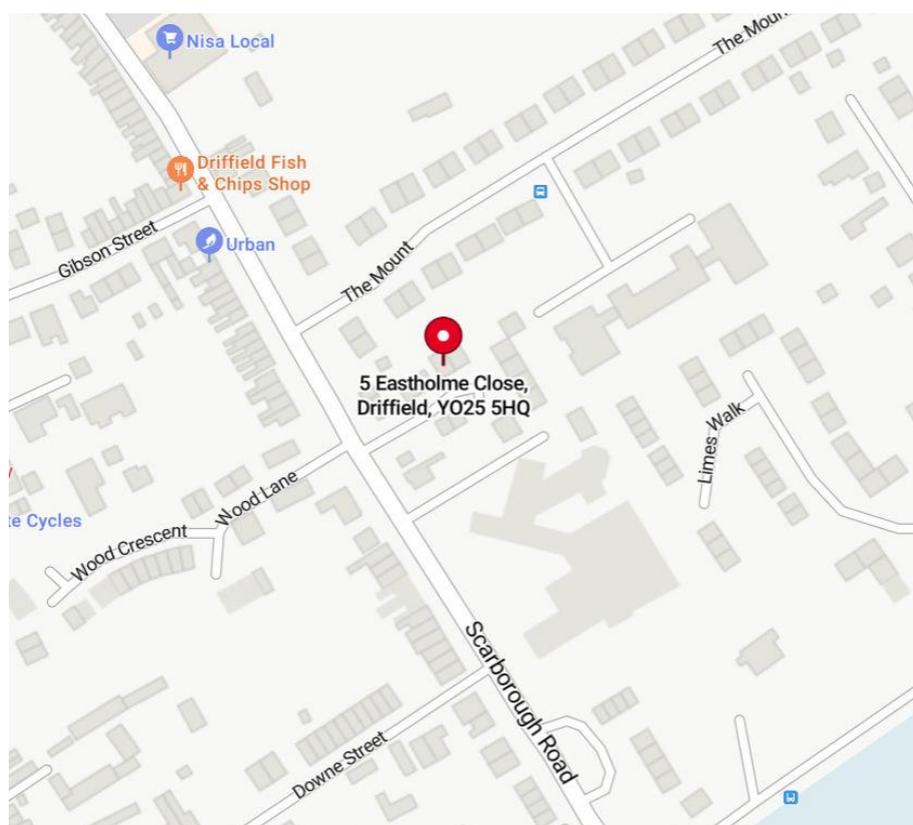
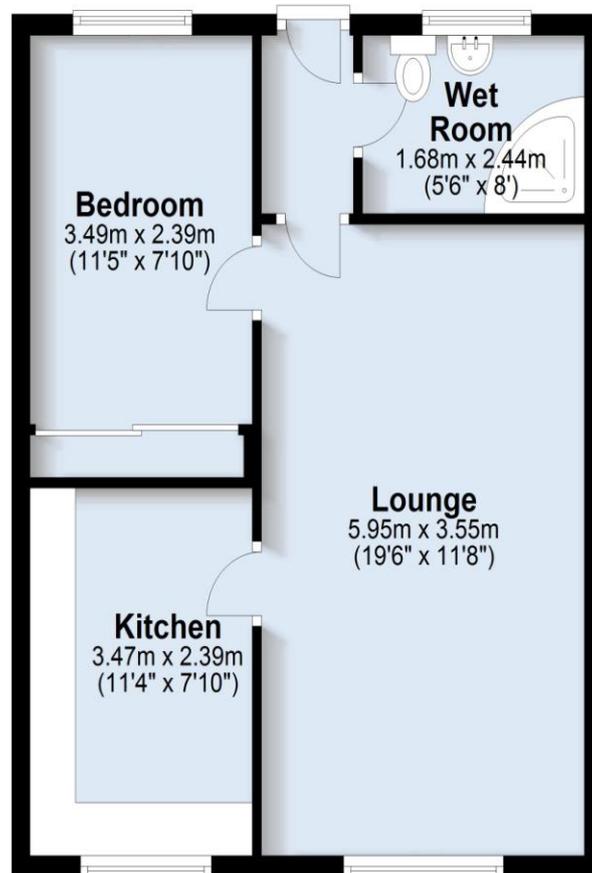
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 47 sq m

Ground Floor



Why Choose Ulllyotts?



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

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Established in 1891, Ulllyotts know the local market.
-  **Dedicated Teams**
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-  **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.

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