



55 Greenways
Driffield

YO25 5HU

ASKING PRICE OF

£145,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Living Room/Kitchen



Off Road
Parking



Gas Central Heating

55 Greenways, Driffield, YO25 5HU

An excellent opportunity to purchase a detached bungalow which has been in the process of a comprehensive reconfiguration of the layout, however, does need completing by the buyer. There is huge scope to create a truly individual home which maximises the space within the existing accommodation.

There is off-street parking to the front as well as gardens to the rear.

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.



Living Room/Kitchen



Bedroom



Bedroom



Rear Room

Accommodation

REAR ACCESS INTO:

REAR ROOM

10' 5" x 7' 11" (3.19m x 2.42m)

Currently not a designated room and requires working into the existing layout of property.

BATHROOM

With partially fitted suite. Requires completion.

LIVING ROOM/KITCHEN

16' 9" x 11' 3" (5.13m x 3.45m)

With rear facing window and fitted with a basic range of kitchen units. Requires completion.

BEDROOM

11' 3" x 9' 6" (3.45m x 2.9m)

With front facing window.

BEDROOM

9' 6" x 7' 11" (2.9m x 2.42m)

With front facing window.

OUTSIDE

The property stands back from the road behind a front forecourt which provides vehicle parking. To the rear is an enclosed area of garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 48 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.



Bathroom



Garden

COUNCIL TAX BAND

Band B.

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 Ulyotts.

Regulated by RICS

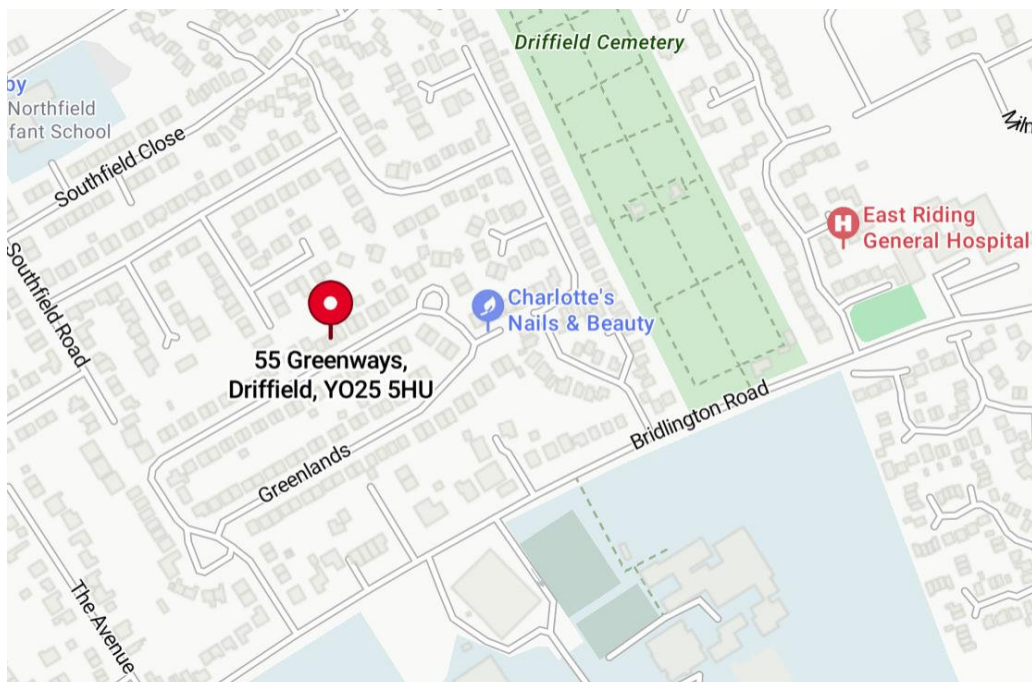
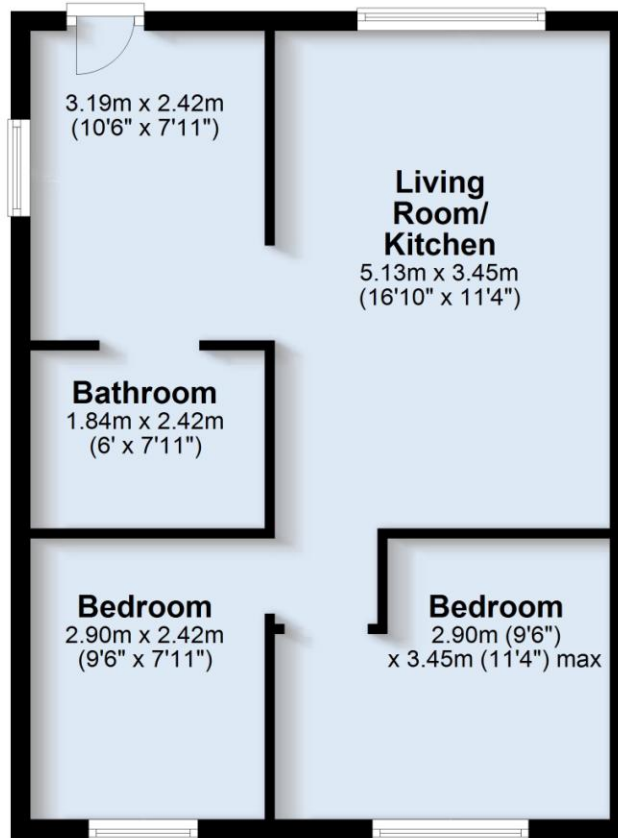


Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 48 sq m

Ground Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



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