



27 The Mount
Driffield
YO25 5JQ

£165,000

2 Bedroom Semi-Detached Bungalow

■ Ulllyotts ■
EST 1891

01377 253456



Garden



27 The Mount, Driffield, YO25 5JQ

Located towards the bottom of The Mount and by virtue of this being convenient for access into Driffield itself, this is an established semi-detached bungalow which provides two bed room accommodation. Benefitting from off-street parking and a converted garage which is now a good-sized store along with front and rear gardens.

Overall, the property is in good order however some buyers may see the need to update some aspects but **there is huge scope to create a truly attractive home!**

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



Bedroom

Accommodation

ENTRANCE HALL

Radiator. With loft access and doors to:

LOUNGE

14' 1" x 10' 2" (4.29m x 3.1m)

A front facing room with open fire. Radiator.

KITCHEN

10' 9" x 8' 4" (3.28m x 2.54m)

With a good range of wall, base and corner units with worktops and upstands with stainless steel sink unit. Built-in electric oven and four-ring hob with stainless steel chimney-style extractor hood. Space for under-counter fridge. Built-in airing cupboard with cylinder. Radiator.

BEDROOM ONE

12' 8" x 10' 11" (3.86m x 3.33m)

A rear facing room. Radiator.

BEDROOM TWO

9' 4" x 8' 11" (2.84m x 2.72m)

A rear facing room. Radiator.

BATHROOM

With white suite comprising panelled bath with shower screen and mixer/shower attachment over, wash hand basin and low-level WC. Extractor fan. Radiator.

OUTSIDE

Good sized gardens to front and rear. The front is lawned with side drive offering off-street parking, this leads to the converted garage constructed in brick with tiled roof and houses a sink and plumbing for automatic washing machine. To the rear is a good sized mainly lawned garden with fencing.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 51 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.



Bathroom



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

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.

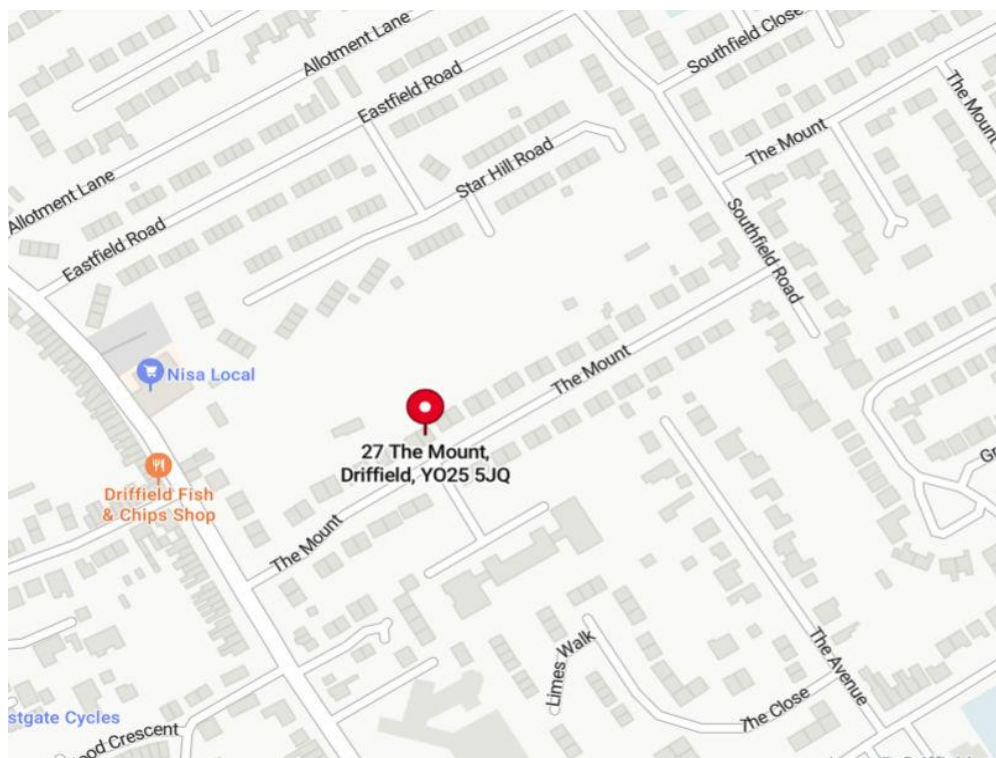
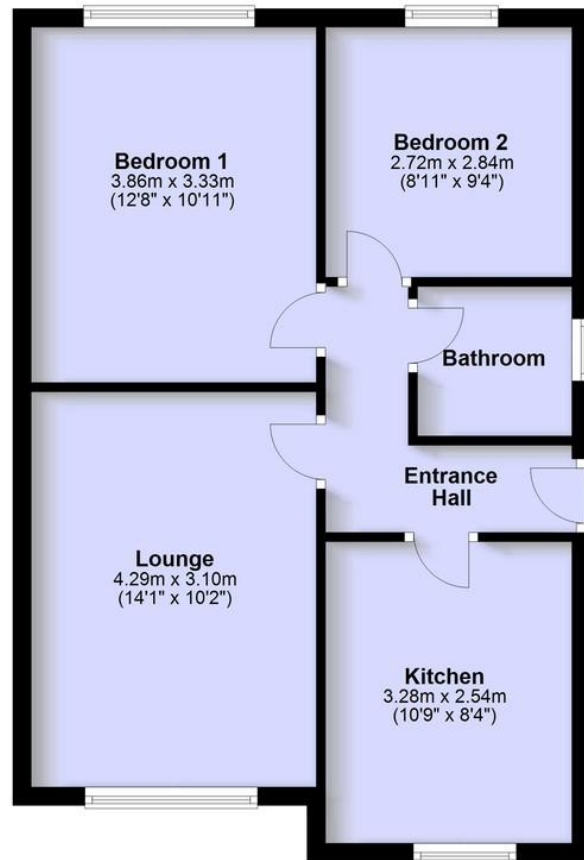
VIEWING

Strictly by appointment with Ulllyotts.

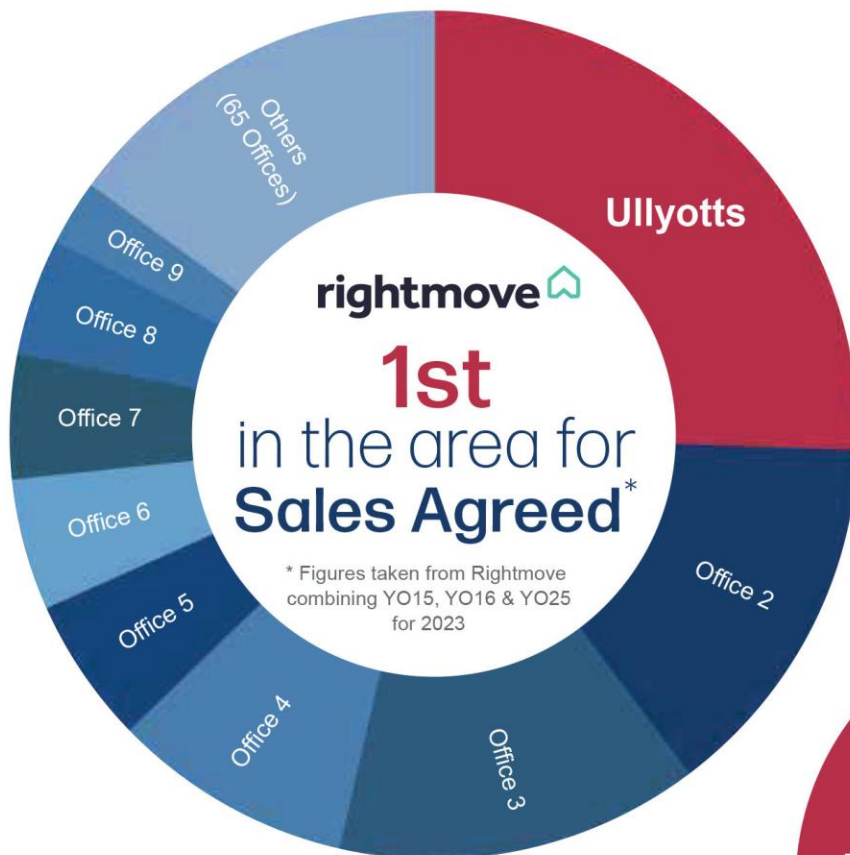
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 51 sq m

Ground Floor



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