



15 Elm Road
Driffield, East Yorkshire YO25 6SQ
Asking price £190,000

WP WOOLLEY
& PARKS

*** A TIDILY MAINTAINED DETACHED TRUE BUNGALOW IN A SOUGHT AFTER LOCATION - NO ONWARD CHAIN *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Enjoying a pleasant location within this popular residential development off Skerne Road, just a short distance from Driffield's town centre and the various amenities available there, this DETACHED true bungalow has been neatly maintained, and updated with a new gas central heating system in recent years. The accommodation briefly comprises Entrance Hall, Lounge, Kitchen, Shower Room and Two Bedrooms, with ample driveway parking and attractive lawned gardens to the front and rear. Offered to the market with the added benefit of NO ONWARD CHAIN, we strongly advise early viewing to avoid missing out!



Entrance Hall

A modern uPVC entrance door, with double glazed panel detail, opens from a recessed porch into a welcoming hallway, with radiator, fitted carpet, built-in storage cupboard and a loft access hatch.

Lounge 14'10" x 9'10" (4.52m x 3.00m)

A generous reception room with radiator, TV point, fitted carpet and a double glazed bow window to the front elevation.

Kitchen 12'4" x 8'0" (3.76m x 2.44m)

Fitted with a range of base, wall and drawer units, with marble effect rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and electric hob with extractor hood above, with under-counter recess spaces for freestanding appliances. With radiator, vinyl flooring, double glazed window to the rear elevation and a double glazed panel door opening to the garden. There are two, generous built-in pantry cupboards off the Kitchen, one of which houses the gas central heating boiler.

Bedroom 10'8" x 8'11" (3.25m x 2.72m)

A good double room with radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom 10'2" x 8'7" (3.10m x 2.62m)

Also a double room, again with radiator, fitted carpet and a double glazed window to the front elevation.

Shower Room 6'5" x 5'5" (1.96m x 1.65m)

A white suite comprises corner shower enclosure, pedestal wash basin and WC, with radiator, vinyl flooring and a double glazed window.

External

The property has an appealing frontage, standing well back from the roadside with an open lawn,

planted flower border and a driveway which extends to the side of the bungalow, providing ample vehicle space.

Rear Garden

The rear garden is attractively landscaped, providing an expanse of lawn, concrete pathways and planted borders, with a summerhouse and useful store shed.

Services

The property is understood to be connected to all mains services.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - B.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not

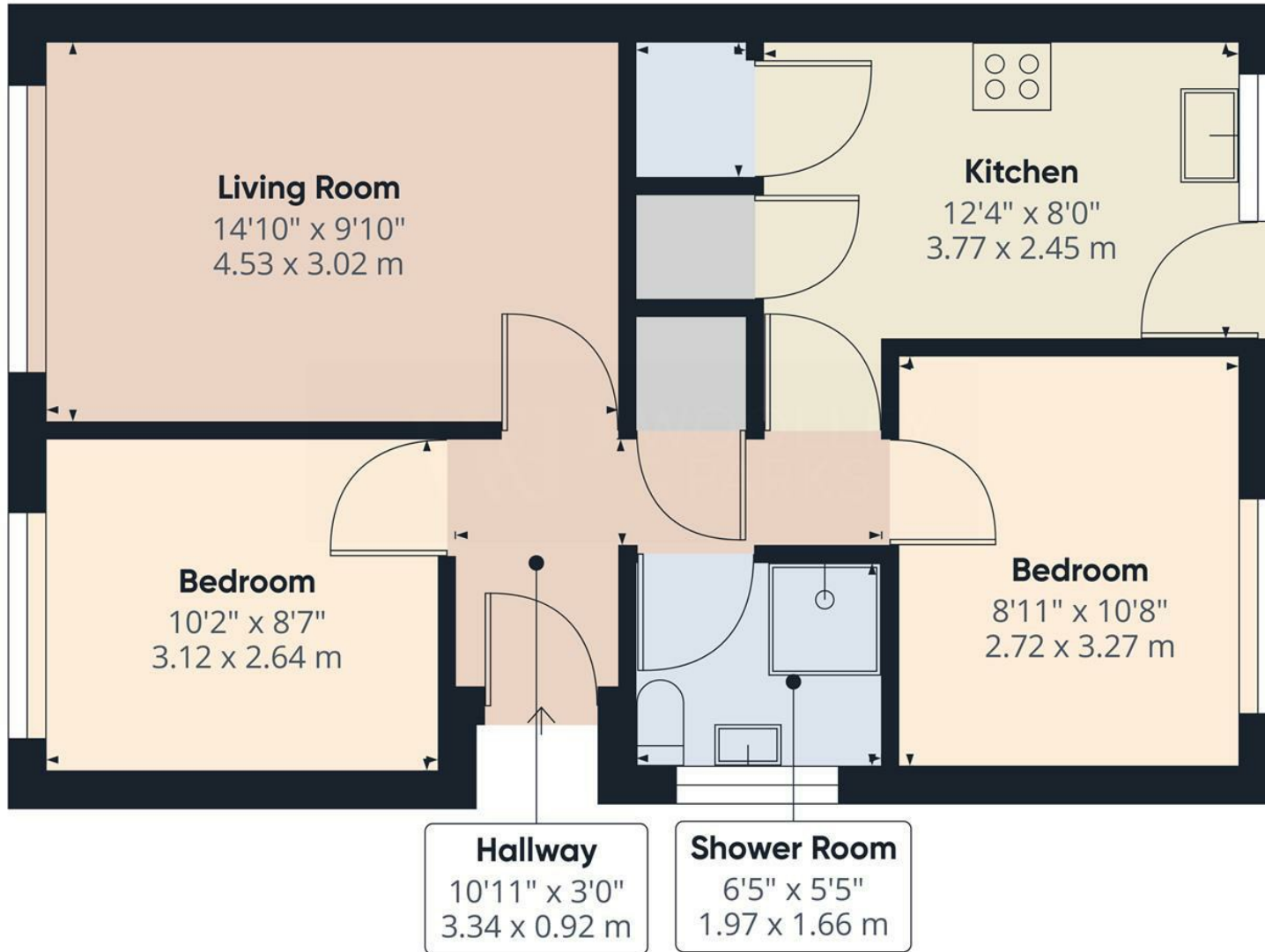
constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Approximate total area⁽¹⁾

564.57 ft²
52.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very low greenhouse gas emissions - lower CO ₂ emissions	Least
105 kWh/m ² A		105 g/kWh A	
115 kWh/m ² B		115 g/kWh B	
135 kWh/m ² C		135 g/kWh C	
155 kWh/m ² D		155 g/kWh D	
175 kWh/m ² E		175 g/kWh E	
195 kWh/m ² F		195 g/kWh F	
215 kWh/m ² G		215 g/kWh G	
Not energy efficient - higher running costs		Not greenhouse gas friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC