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Chartered Surveyors

**The Bungalow**  
**Dunns Lane**  
**Driffield, YO25 5NA**

Close to town centre  
Good off-street parking  
South facing gardens

Two bedrooms  
Spacious accommodation  
Rarely available

**Asking Price Of:**  
**£240,000**



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# The Bungalow

## Dunns Lane

### Driffield, YO25 5NA



This is literally one of only a handful of true bungalows located within such a short distance of the town centre. Located in a quiet residential setting offering off-street parking to the front and delightful south facing garden to the rear. The accommodation includes two bedrooms as well as attractive lounge and front facing conservatory.

This is an excellent home for a variety of buyers, but in particular those simply wanting the convenience of being within only a short walk of the town centre who are advised to waste no time in arranging an appointment to view.

#### 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, Wilko, Iceland, Boyes, M&Co, 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.

#### ACCOMMODATION

##### CONSERVATORY/PORCH

16' 11" x 8' 6" (5.17m x 2.6m)

With views to the front and side of the property.



##### ENTRANCE HALL

An especially spacious entrance to the property with plenty of storage space.

##### LOUNGE

10' 11" x 16' 11" (3.34m x 5.16m)

A most attractive light and airy south-facing lounge with French doors leading out onto the rear garden.

Additional side window and feature fireplace with fire in situ.

Fitted dado rail and coved ceiling.



## KITCHEN

13' 1" x 9' 7" (4m x 02.93m)

Fitted along two walls with a modern range of kitchen units with beech finished units, having chrome style handles, space and provision for a gas cooker with extractor hood over, inset sink with single drainer and base cupboard beneath.

Space and plumbing for automatic washing machine and ceramic tiled floor.



## BEDROOM 1

13' 9" x 9' 10" (4.2m x 3m)

Dual aspect windows. Radiator.



## BEDROOM 2

11' 11" x 9' 11" (3.65m x 03.03m)

Front facing window and built-in storage cupboard. Radiator.



## BATHROOM

With side window. Comprising white suite comprising panelled bath having a shower attachment from the taps and railed curtain. Pedestal wash hand basin and low level WC. Radiator.



## OUTSIDE

The property stands back from the road behind a good expanse of front block paved forecourt style garden which provides parking for multiple vehicles. This also leads to a single detached garage with front facing up and over door and electric power and lighting connected.

To the rear of the property is an enclosed expanse of predominantly lawned garden with a sunny south-facing aspect.



### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 71 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 C.

### **ENERGY PERFORMANCE CERTIFICATE**

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

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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### **VIEWING**

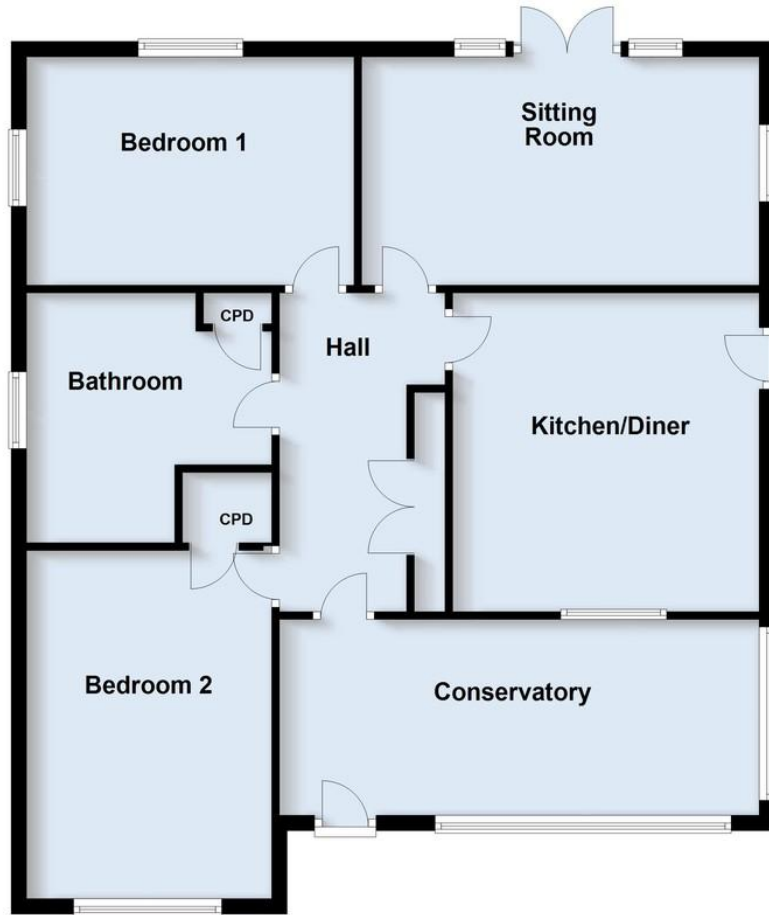
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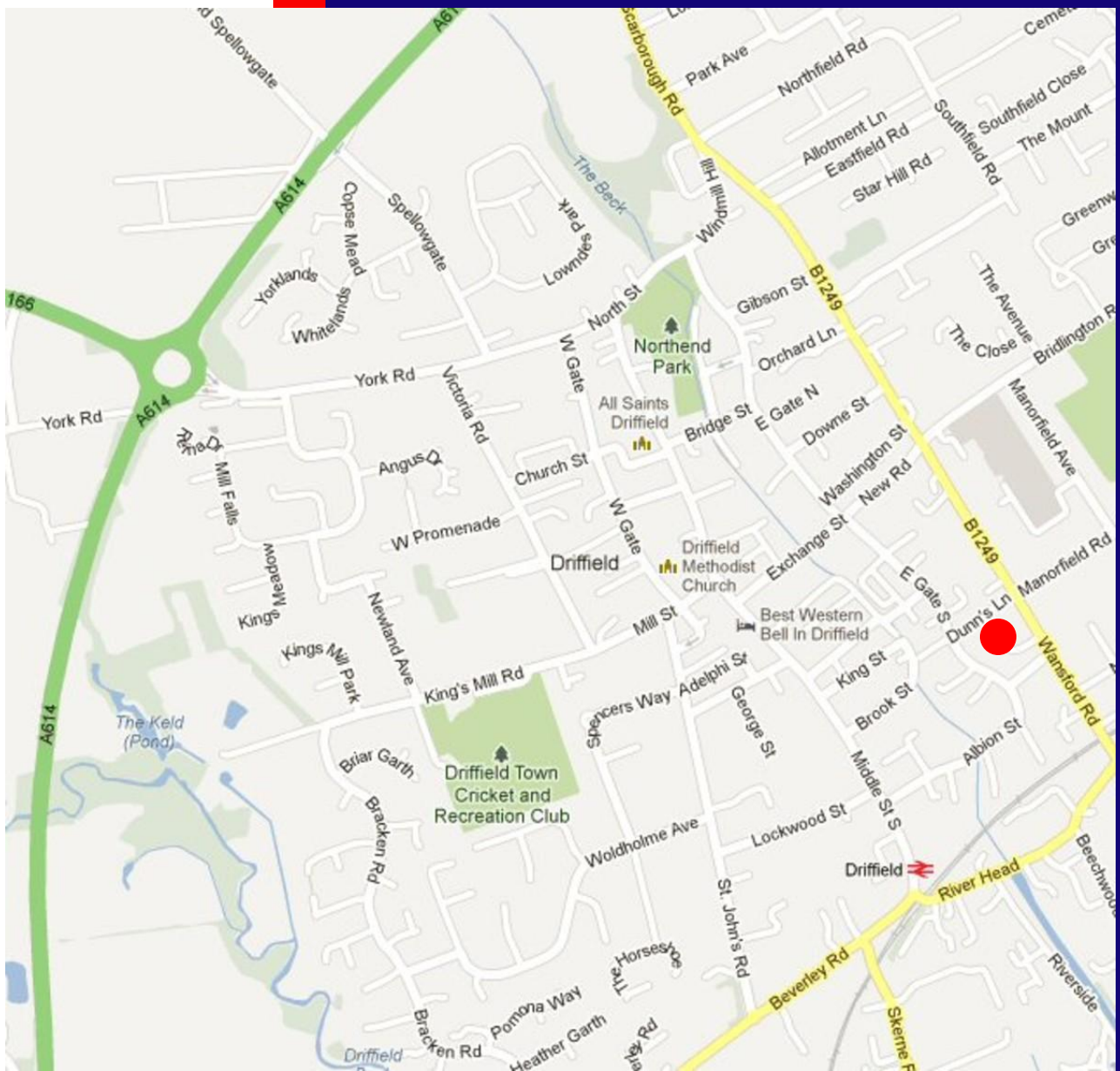
Regulated by RICS

# Approximately 71 sq m

( from EPC calculation, this may exclude conservatories )

## Ground Floor







**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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