



**Hollycroft
Driffield
YO25 8PP**

£187,500

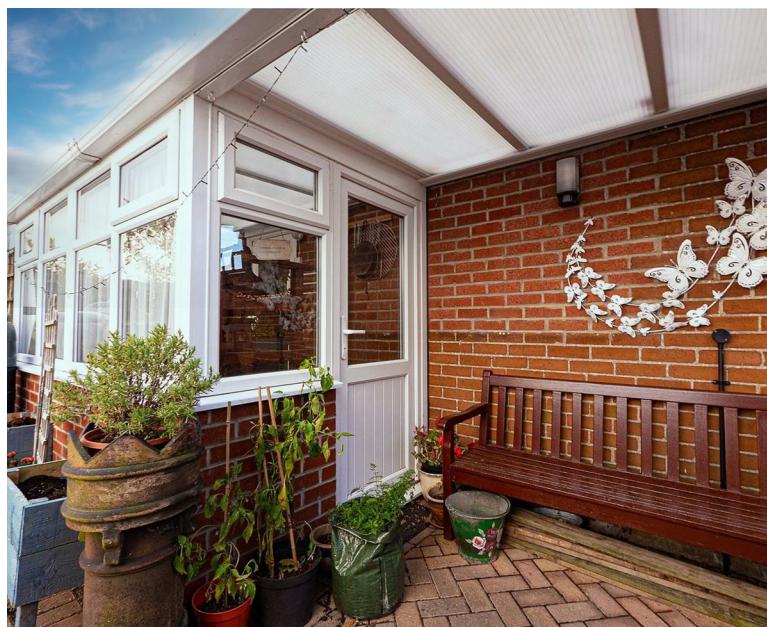
LOCATED IN THIS IDYLLIC COASTAL VILLAGE JUST A 400 YARD STROLL AWAY FROM THE BEACH, WE ARE PLEASED TO OFFER TO THE MARKET A MODERN STYLE SEMI DETACHED BUNGALOW WHICH IS IDEALLY SUITED TO THE PURCHASER LOOKING TO DOWN SIZE.

The accommodation briefly comprises entrance hall, lounge, bespoke fitted dining kitchen, bathroom, two bedrooms and a CONSERVATORY and stands within pleasant gardens with a private side driveway to a brick built garage. Having oil fired central heating to radiators and recently fitted UPVC double glazing, the property also boasts a loft area accessible via a fold down ladder which lends itself to a number of uses and leads to a large storage area.

EXTREMELY WELL PRESENTED THROUGHOUT, THE PROPERTY HAS ALSO HAD CAVITY WALL INSULATION INJECTED AND EARLY INQUIRIES TO VIEW ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.



- Modern style semi detached bungalow
- Lounge and fitted dining kitchen
- central heating system to radiators
- Internal inspection will not disappoint
- Lovely coastal village setting
- Two bedrooms and a bathroom
- Recently installed Upvc double glazing
- 400 yard stroll to the beach
- Loft area for a number of uses
- Gardens and private driveway to garage







Entrance Hall

Used by the current owners as a pantry and easily restored to the original build. there is laminate flooring, an airing cupboard and a radiator.

Lounge

14'7" x 11'10"

An impressive feature fire place incorporating an attractive solid fuel burner which creates a lovely ambience. Timber floor covering, a radiator, plenty of electric points and French Doors and screens give access to the conservatory.

Dining Kitchen

12'8" x 10'0"

Plus a round bay window to the front aspect and there is a window to the side aspect with an adjacent stable door. There is an extensive range of bespoke fitted floor and wall units with under lights and rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Tile effect laminate flooring and partially tiled walls, plenty of electric points, plumbing for an automatic washing machine and there is a "Stoves" cooking range with an over head extractor canopy.

Bedroom One

12'0" x10'10"

Measurements to fitted wardrobes and over head cupboards. Dressing table unit with mirror fronted vanity storage cupboards and a walk in wardrobe. Window to the front aspect, laminate flooring and a radiator.

Bedroom Two

10'9" x 8'6"

Measurements to mirror fronted fitted wardrobes which incorporate hanging and shelving amenities and a pull out study area. There is a window to the rear aspect and a radiator.

Bathroom

A white suite to comprise a panelled bath, a low level wc and a wash hand basin within a vanity unit. There is a an electric shower unit over the bath with a folding shower screen to the bath side, tiled walls and floor, a wall mounted electric heater, a radiator and a shaver socket.

Conservatory

13'5" x 9'4"

With a radiator, tiled floor and French Doors give access to the rear garden.

Loft Area

13'5" x 11'6"

Lending itself to a number of uses and accessible via a pull down ladder in the hallway, there is a window to the side aspect, a radiator and access to a walk in storage area of good proportion.

Gardens

To the front of the property is an open plan garden laid mainly to lawn with a rockery and a variety of flowers and shrubs. To the rear is a South Westerly facing garden laid mainly to brick block paving with flowers and shrubs to borders. There is also a utility area attached to the garage with an adjoining covered seating area.

Garage

Brick built, with an up and over vehicular door, light and power supplied and a side personnel door giving access to the utility area. The garage is accessed via a private side driveway which also lends itself to further off street parking amenities.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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