



Approximate total area⁽¹⁾
888.34 ft²
82.53 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Guide Price
£220,000

Mount Vernon, York Road,
Little Drifffield, YO25 5XD



SERVICES

Electric storage heaters throughout, mains water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Mount Vernon, York Road, Little Driffield, YO25 5XD

DESCRIPTION

A one of a kind property, Mount Vernon is a two bedroom detached bungalow which proudly sits on a corner plot in the quaint and pretty village of Little Driffield. The property could benefit from some modernisation throughout but once done, it would make a fabulous home. Offered to the market with no onward chain, we recommend internal viewings!

The property briefly comprises:- entrance into a lounge, hallway, kitchen, rear hallway, two double bedrooms, bathroom, garage, rear and front garden with off street parking.

LOCATION

Little Driffield is one of the most popular villages in the YO25 area. It is a small unspoilt village that is very well placed for access onto Driffield Bypass and all the facilities in Driffield town including the railway station that offers a regular service to Hull and onward to London via a direct service with Hull Trains.



THE ACCOMMODATION COMPRISES:-

ENTRANCE INTO:

LOUNGE- 20'9 (6.33m) x 11'0 (3.37m)

Doors and window to the front aspect, coving, electric fireplace with hearth and surround, electric wall mounted heater, TV point and power points.

HALLWAY- 4'6 (1.40m) x 6'0 (1.85m)

Storage cupboard housing the water tank, fitted carpets and power points. There is also access to the loft.

KITCHEN- 12'4 (3.77m) x 9'6 (2.91m)

Window to the side aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, electric oven and hob, vinyl flooring and power points.

REAR HALLWAY- 10'11 (3.33m) x 3'9 (1.15m)

Doors to either side aspect and fitted carpets.

BEDROOM ONE- 11'11 (3.63m) x 11'0 (3.36m)

Window to the front aspect, coving, fitted carpets and power points.

BEDROOM TWO- 11'11 (3.63m) x 9'7 (2.93m)

Window to the rear aspect, coving, fitted carpets, wall mounted electric heater and power points.

BATHROOM- 5'7 (1.72m) x 6'5 (1.96m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle with electric shower and fitted carpets.

GARDEN

North facing garden to the rear of the property which is laid with patio, planted shrub and flower borders meaning it's easily maintainable. The front of the property also benefits from a walled garden area which is south facing and has planted flower and shrubs with gravelled area.

GARAGE- 18'10 (5.74m) x 8'9 (2.67m)

Up and over door and window to the side aspect, side pedestrian door, a range of wall and base units with tiled splash back, plumbing for washing machine, power and lighting.

PARKING

Off street parking for two cars.