



Guide Price

£335,000

Glencairn, Scarborough Road,
Driffield, YO25 5EG



SERVICES
Understood to all be connected to mains.
Mains gas, 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 ‘E’.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		

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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DESCRIPTION

An exciting opportunity to purchase a property with character and spacious accommodation throughout. Glencairn is a one of a kind three bedroom detached bungalow dating back to the early 1920's. The property sits back from the road boasting a sizeable frontage with instant curb appeal. Internally, the bungalow is impressive with plenty of living space and scope for putting your own stamp on it whilst also benefitting from a stunning garden which is of ample size, ideal for keen gardeners. We highly recommend viewings!

The property briefly comprises:- entrance porch, entrance hall, lounge, dining room, kitchen/breakfast area, three bedrooms, bathroom, rear garden, detached single garage and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH- 5'9 (1.77m) x 3'3 (0.99m)
Door to the front aspect and tiled flooring.

ENTRANCE HALL- 13'2 (4.02m) x 15'1 (4.62m)
A spacious and welcoming entrance hall with door and window to the front and rear aspect, picture shelving, open fireplace with tiled hearth, wooden surround and mantle piece, fitted carpets, radiator, TV point and power points.

LOUNGE- 13'1 (4.00m) x 13'3 (4.05m)
Bay window with window seat to the front aspect, coving, gas fireplace with marble hearth, surround and wooden mantle piece, fitted carpets, radiator, TV point and power points.

DINING ROOM- 13'1 (3.99m) x 12'11 (3.96m)
A separate formal dining space with window to the side aspect, coving, built in shelving, fitted carpets radiator and power points. There is also a large storage cupboard.

KITCHEN/BREAKFAST ROOM- 13'1 (4.01m) x 10'4 (3.16m)
Door to the side aspect, windows to the rear and side aspect, panelled ceiling with coving, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge, plumbing for washing machine, electric oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

BEDROOM ONE- 13'0 (3.99m) x 15'11 (4.87m)
Double bedroom with window to the front aspect, picture rail, fitted carpets, radiator and power points.

HALLWAY- 3'2 (0.99m) x 17'8 (5.39m)
Inner hallway leading to the additional two bedrooms with window to the side aspect, coving, built in storage cupboards, fitted carpets, radiator and power points.

BEDROOM TWO- 9'8 (2.96m) x 11'3 (3.45m)
Another double bedroom with window to the side aspect, picture rail, built in wardrobes with sliding mirrored doors, fitted carpets, radiator and power points.

BEDROOM THREE- 12'11 (3.95m) x 10'4 (3.17m)
Window to the rear and side aspect, coving, fitted carpets, radiator and power points.

SHOWER ROOM- 9'8 (2.97m) x 7'8 (2.36m)
Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, large walk in shower, tiled flooring, heated towel rail and extractor fan.

GARDEN
A stunning North-East facing garden which is well established. It is mainly laid with lawn, patio area to the immediate rear which follows round the property, greenhouse, two garden storage sheds, an array of planted flowers and shrubs, hedging round the boundary line and gated side access.

GARAGE- 8'7 (2.62m) x 24'9 (7.54m)
An extended garage with doors to the front aspect, side pedestrian door and window, power and lighting.

PARKING
Off street parking for three cars.