



Fosse Bank Church Lane, Atwick, Driffield, YO25 8DH

£359,950



# Fosse Bank Church Lane

Driffield, YO25 8DH

- DETACHED BUNGALOW
- DOUBLE GARAGE
- LOW MAINTENANCE REAR GARDEN
- THREE BEDROOMS
- OFF STREET PARKING
- VILLAGE LOCATION

Positioned in the village is this immaculately presented and lovingly maintained three bedroom detached bungalow, only a short walk from the local pub and located approximately two miles north of the coastal resort of Hornsea and five miles east of the villages of Brandesburton and Leven, as well as a 25 minute drive from Beverley.

The property offers a spacious living area with open fire and dining room off. A good size kitchen with some integrated appliances with a conservatory off to the rear and access to two patio areas, a garden and hot tub. Two double bedrooms and third single bedroom with some fitted wardrobe space. A new shower room with shower enclosure and a vanity unit. There is also off street parking for multiple vehicles on the block paved driveway in addition to a double garage with an electric up and over door, power and light.

The property is economically run with a septic tank and oil fired central heating.



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## ACCOMMODATION COMPRISES

**ENTRANCE PORCH** 8'2" x 4'8" (2.49m x 1.43m)  
uPVC front door with beaded glass panels, stone tiled floor, ceiling light, front aspect uPVC double glazed beaded windows.

**ENTRANCE HALL** 11'10" x 5'5" (3.61m x 1.66m)  
uPVC double glazed beaded front door, laminate wood flooring, pendant light fitting, five bulb pendant antique brass light fitting, airing cupboard and loft access.

**CLOAKROOM WC** 6'0" x 2'10" (1.83m x 0.88m)  
Wood door with antique brass handles, vinyl wood effect floor, pendant light fitting, uPVC double glazed front aspect privacy window, wall mounted electric radiator, low flush WC and corner wash hand Basin.

**LOUNGE** 18'4" x 16'11" (5.59m x 5.16m)  
Wood door with antique brass handles, laminates wood floor, six bulb pendant light fitting, uPVC double glazed front aspect beaded window, traditional Victorian open fireplace with tiled hearth, wood surround and mantle piece.

**KITCHEN** 15'4" x 11'11" (4.69m x 3.64m)  
Wood door with antique brass handles, uPVC double glazed back door to conservatory, solid wood floor, two rear aspect uPVC double glazed beaded windows, 14 ceiling spotlights, a range of wall and base units with under unit lighting and larder drawer. One and a half stainless steel drainer sink with mixer tap. Integrated appliances include cooker extractor, washing machine, dishwasher, under counter freezer and a full sized fridge. Electric cooker, larder draw, electric cooker and plinth heaters.

**DINING ROOM** 11'11" x 9'8" (3.64m x 2.97m)  
Wood effect laminate floor, six bulb pendant light fitting, uPVC double glazed rear aspect beaded window and wood door with antique brass knobs to kitchen.

**BEDROOM TWO** 8'5" x 9'6" (2.59m x 2.92m)  
Wood door with antique brass handles, carpeted floor, pendant light fitting, uPVC double glazed front aspect beaded window and fitted wardrobes.

**BEDROOM THREE** 11'6" x 9'8" (3.52m x 2.95m)  
Wood door with antique brass handles, carpeted floor, pendant light fitting, front aspect to UPVC beaded window and fitted wardrobes.

**SUPERIOR BEDROOM** 11'7" x 12'10" (3.54m x 3.93)  
Wood door with antique brass handles, carpeted floor, pendant light fitting and uPVC double glazed rear aspect beaded window.



**SHOWER ROOM**

8'2" x 6'3" (2.50m x 1.91m )

Wood door with antique brass handles, vinyl floor, four ceiling spotlights, uPVC double glazed rear aspect beaded privacy window, towel radiator, ceiling extractor fan, full splash back tiles, vanity unit with wash hand basin and low flush WC. Shower enclosure with mixer shower, with rainfall shower head and a wall mounted vanity unit.

**CONSERVATORY**

13'8" x 7'6" (4.19m x 2.29m)

uPVC double glazed door to rear garden, uPVC French doors to patio area, tiled floor, ten bulb chrome pendant light fitting, uPVC double glazed windows and a wall mounted electric radiator.

**DOUBLE GARAGE**

18'0" x 16'4" (5.50m x 5m)

With a double glazed beaded window, power, light and electric up and over doors.

**EXTERNAL**

To the rear there are both a block paved and patio areas and a hot tub and garden shed. A low maintenance garden with synthetic grass and gravel borders as well as some mature shrubs and a fenced surround. To the front a block paved driveway with lawn and mature borders.

**AGENTS NOTE**

The property has an oil fired central heating system, septic tank and open fire in the lounge.

**COUNCIL TAX:**

We understand the current Council Tax Band to be C

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :  
PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

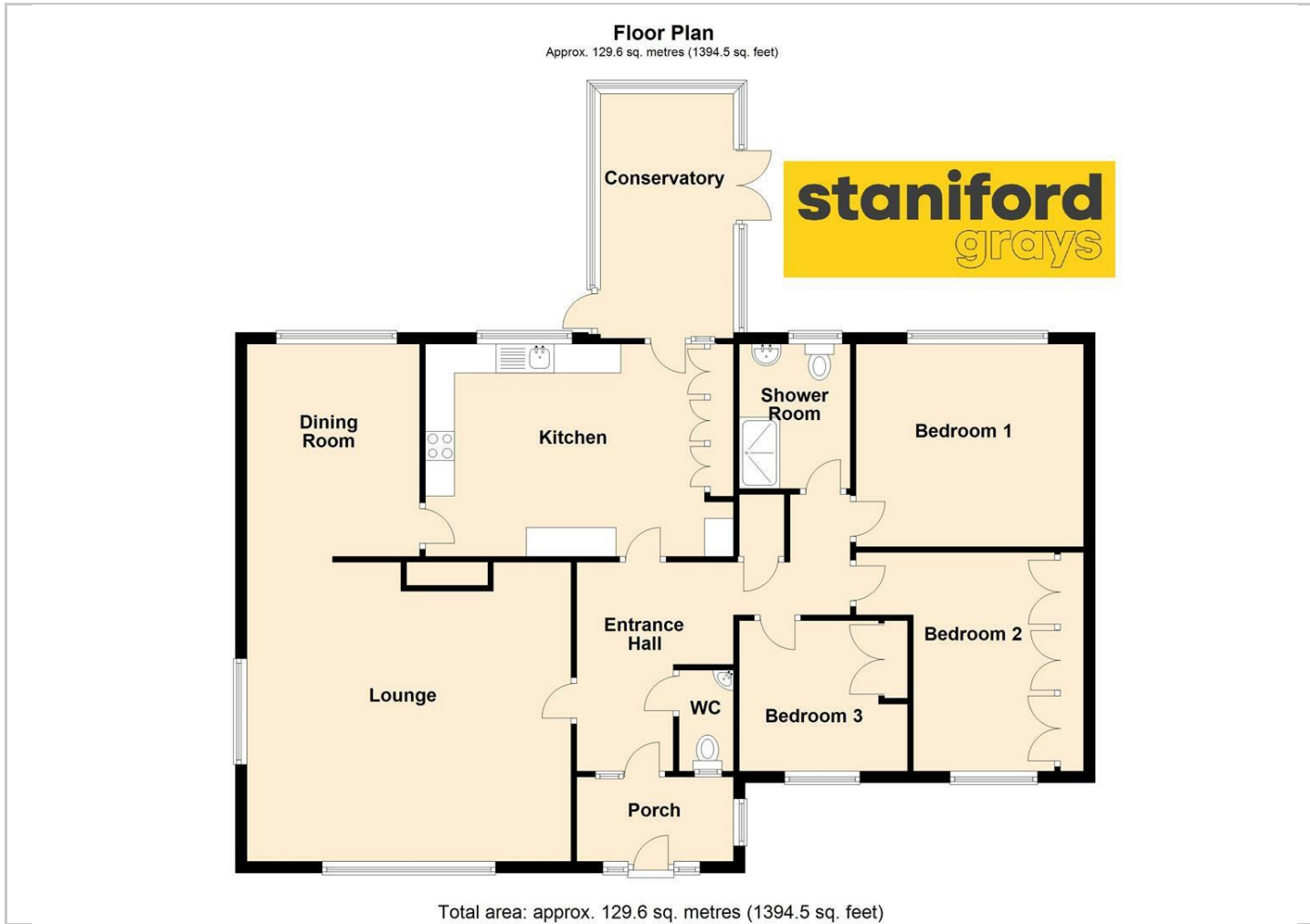
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





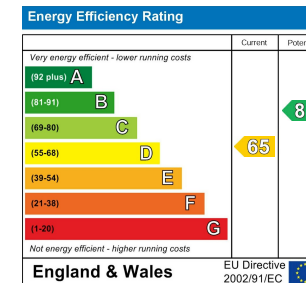
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.