



## The Crescent, Driffield

- Semi-Detached Bungalow
- Driveway
- LPG Central Heating
- Three Bedrooms
- Gardens
- EPC: G
- Corner Plot
- Cul-De-Sac Location

**Offers Over £175,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# The Crescent, Driffield

## DESCRIPTION

Hunters are pleased to bring to the market this three bedroom semi detached bungalow situated on a quiet cul-de-sac on a corner plot! The property is located in the peaceful, welcoming village of Burton Fleming. The neighbouring village provides a GP, Co-Op supermarket, primary school, pubs, restaurant and café, as well as a railway station.

The property comprises of a fully fitted kitchen featuring a breakfast bar and dual aspect windows. The spacious lounge has a log and coal burner and double doors leading out onto the rear garden.

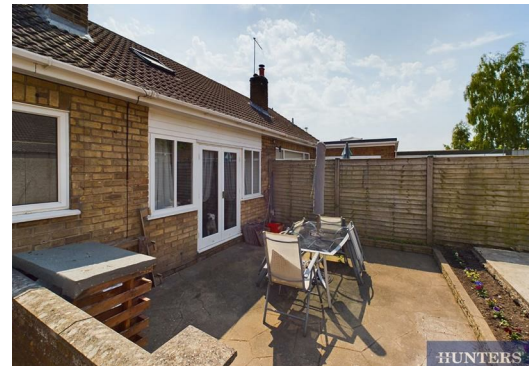
There are two well proportioned bedrooms located downstairs with one currently being used as an office and there is a third double bedroom upstairs alongside a four piece bathroom suite.

The property has LPG central heating and is UPVC double glazed.

Externally, the property has wrap around gardens mostly laid to lawn with a spacious patio area to the rear ideal for entertaining. In addition to the side of a bungalow is a driveway.

Call the office now to arrange your accompanied viewing!

DISCLAIMER-ONE THE VENDORS OF THIS PROPERTY ARE A RELATIVE OF AN EMPLOYEE AT HUNTERS FILEY



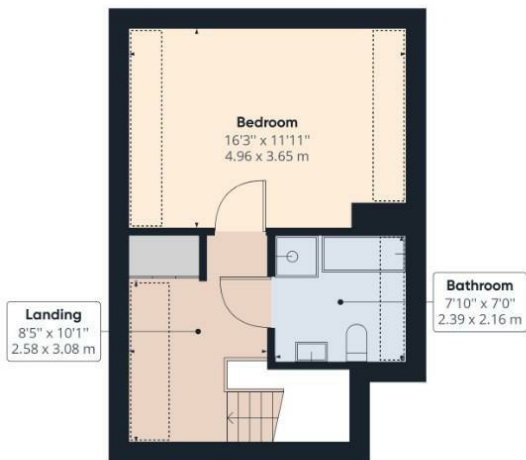








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1039.90 ft<sup>2</sup>  
96.61 m<sup>2</sup>

Reduced headroom

79.46 ft<sup>2</sup>  
7.38 m<sup>2</sup>

(1) Excluding balconies and terraces

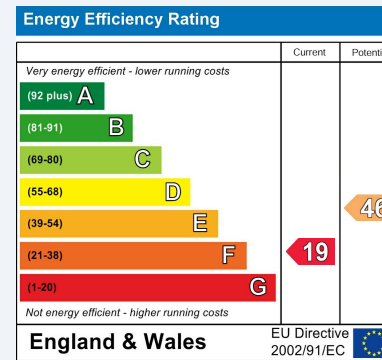
☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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