



16 Main Street, Drifffield, YO25 8RL

£279,950

Our House are delighted to offer to the market this beautiful detached bungalow in the heart of the popular village Brandesburton.

This property briefly comprises; Through lounge diner, Kitchen, Two double bedrooms, Shower room and spacious rear garden.

EPC- D
Council Tax- C
Tenure- Freehold

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- DETACHED BUNGALOW
- POPULAR LOCATION
- SPACIOUS REAR GARDEN
- TWO BEDROOMS

Entrance Hall

Entrance door into property, Lots of storage cupboards in hallway, Laminate flooring

Through Lounge Diner

18'2" x 15'1" (5.55 x 4.6)

Windows to front and side of property, Fireplace with multi-fuel fire, Coving to ceiling, 2 radiators, Laminate flooring

Kitchen

13'9" x 9'7" (4.2 x 2.94)

Window to side of property, Side doors to drive, Fitted wall and base units, Work surfaces, Single drainer with stainless bowl sink, Electric cooker point, Gas cooker point, Part tiled walls, Extractor fan, Radiator, Laminate flooring, Space for washing machine, Space for freestanding oven.

Inner Hall

Loft space

Bedroom One

12'7" x 9'7" (3.84 x 2.94)

Rear window with views out into the garden, Carpets, Radiator

Bedroom Two

12'1" x 9'3" (3.7 x 2.83)

Window to rear of property, Radiator, Carpets

Shower Room

7'9" x 4'8" (2.37 x 1.43)

Window to side of property, WC, Vanity wash hand basin, Step in shower, Heated towel rail, Tiled flooring, Tiled walls, Extractor fan

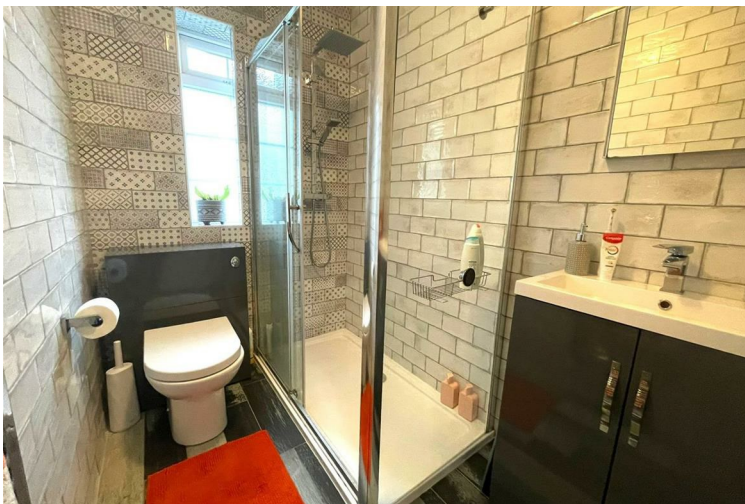
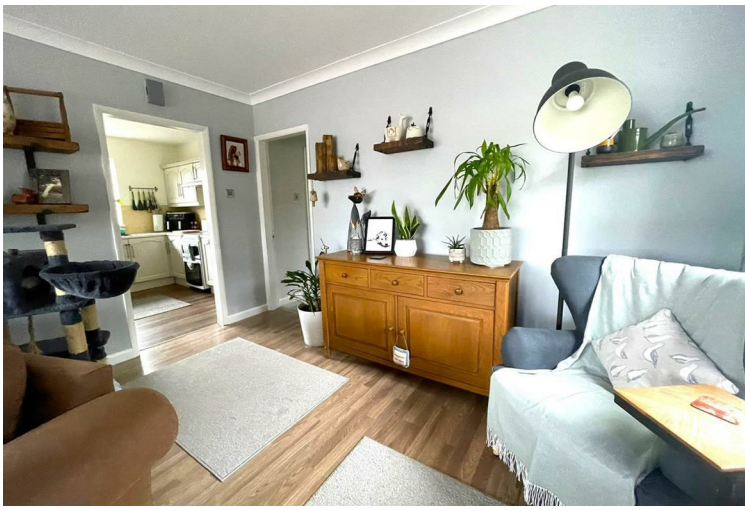
Rear Garden

Laid mainly to lawn, Gravelled area, Pond, Wall and fenced boundaries, Hedge boundaries, Planted border, Summer house

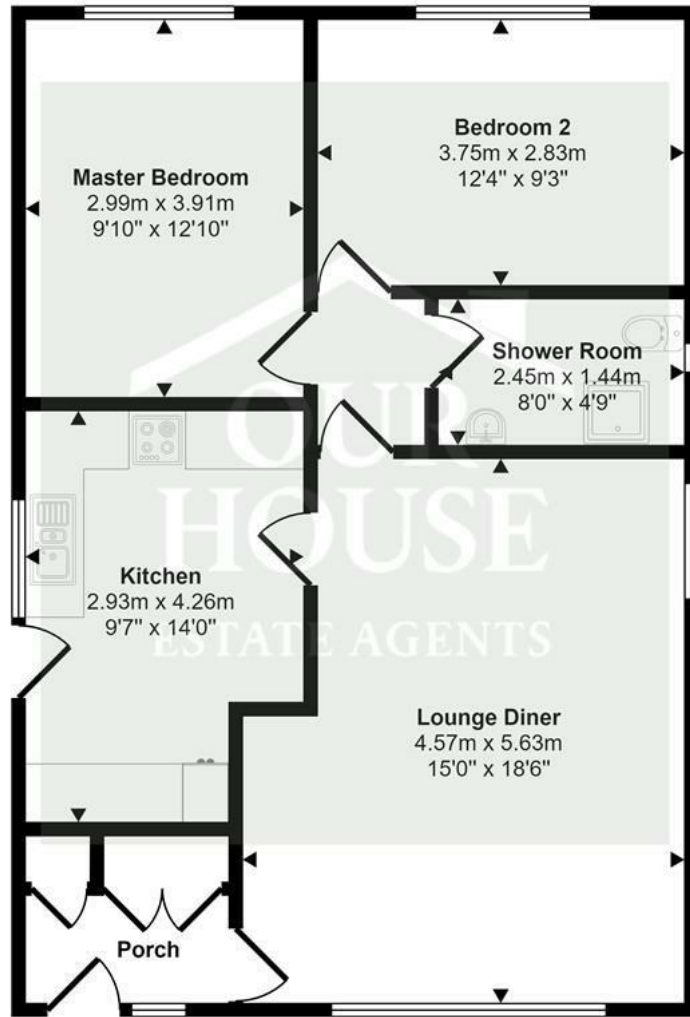


Directions

T. 01964 532121



Approx Gross Internal Area
70 sq m / 753 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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