



18 St. Peters Close
Driffield, YO25 9YZ
Guide price £325,000


WILLOWGREEN
ESTATE AGENTS

Situated proud on the plot, this beautifully presented detached bungalow offers a three bedroom layout with manicured gardens, parking and garage. This delightful property has been lovingly enhanced and improved by the current owner over the years of occupation.

The property briefly comprises entrance hall, cloaks/wc, lounge, kitchen/ diner, three bedrooms and bathroom.

Hutton Cranswick is a thriving village, situated just 3 miles south of Driffield on the A164 road to Beverley in the county of East Yorkshire. It has a good selection of amenities including; a mini market, butchers shop, fish and chip shop, post office, farm shop, hairdresser, train station within walking distance, a public house that serves food, village school, pond and play park. Being in close proximity to Driffield, you also benefit from excellent transport links accessing the neighbouring costal roads and road networks to the motorways.

EPC rating D



ENTRANCE HALL 11'7" x 5'6" (3.55 x 1.70)
With Upvc door into, laminate flooring, radiator, loft access and coving. Doors to.

CLOAKS/ WC 7'3" x 2'8" (2.22 x 0.82)
With vanity wash hand basin, low level wc, radiator, tiled splash back and laminate flooring.

LOUNGE 20'10" x 12'11" (6.37 x 3.95)
With feature fireplace, granite hearth and inset, modern surround, coving, windows to front and sides and radiator.

KITCHEN/ DINER 17'7" x 11'4" (5.36 x 3.47)
With range of wall, base and drawer units, work surface over, tiled splash back, electric double oven, gas hob, integrated washing machine and dishwasher, laminate flooring, radiator and window to rear elevation, coving and bullet style window.

BEDROOM 1 13'6" x 10'1" (4.12 x 3.08)
With radiator, coving, TV point and door and window to garden.

BEDROOM 2 10'0" x 12'1" (3.05 x 3.69)
With radiator, coving, window to front elevation and modern electric wall mounted fire.

BEDROOM 3/DINING ROOM 10'11" x 11'9" (3.34 x 3.59)
With radiator, window to rear elevation and coving.

BATHROOM
A white suite comprising panelled bath, quadrant shower cubicle, with thermostatic shower over, pedestal wash hand basin and low level wc, fully tiled throughout, radiator and window to side elevation.

OUTSIDE
The property is situated on a slightly elevated plot with beautiful lawned frontage with established trees, bushes and shrubs. There is a side driveway with plenty of parking in front of the garage. Side access to the rear garden where there is a large lawned area, paio with walled surrounds, securely fenced and colourful borders with a small pond.

GARAGE
There is a single brick garage with up and over door.

TENURE
We understand that the property is Freehold.

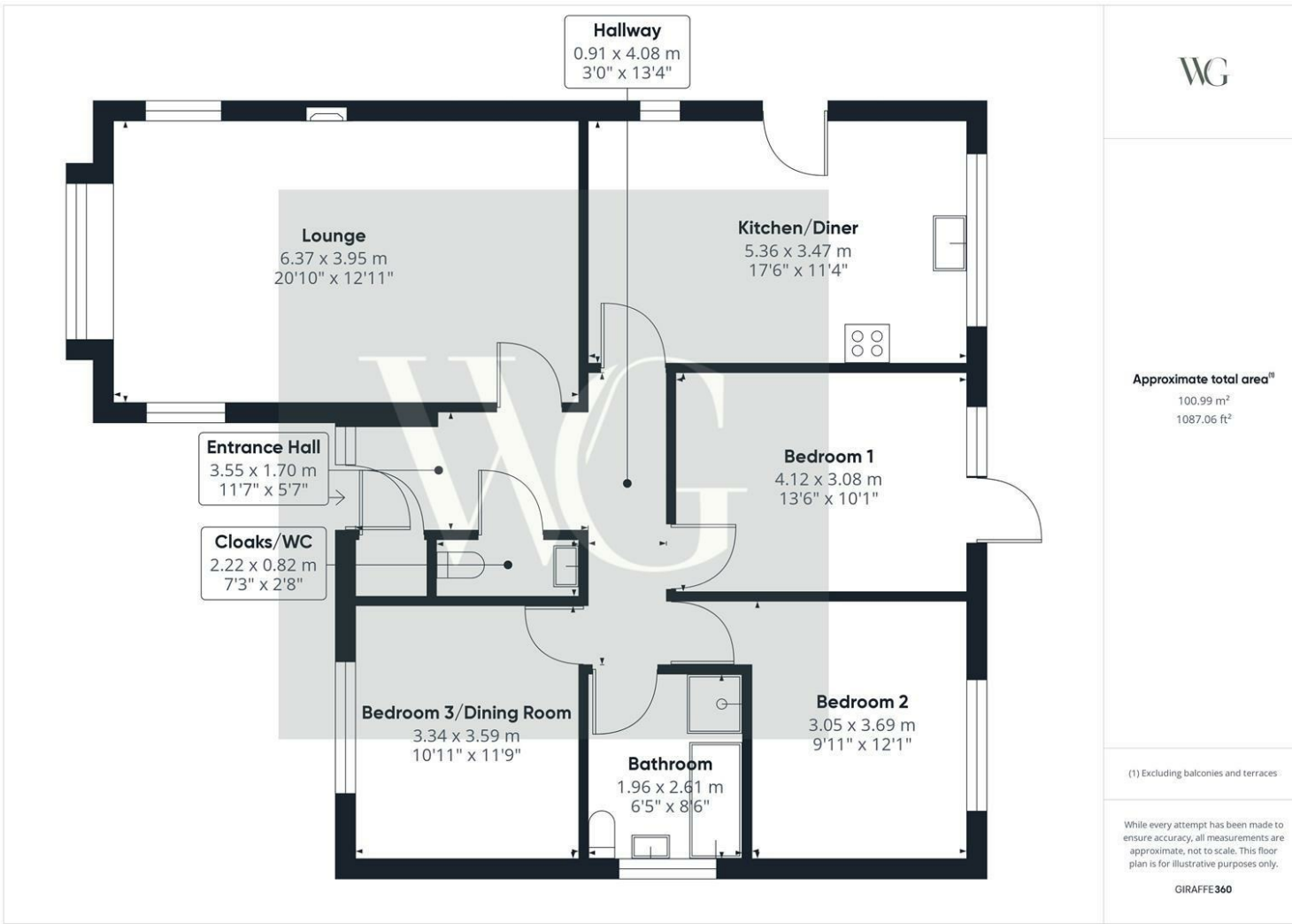
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is D.

COUNCIL TAX BAND
The council tax banding is D.







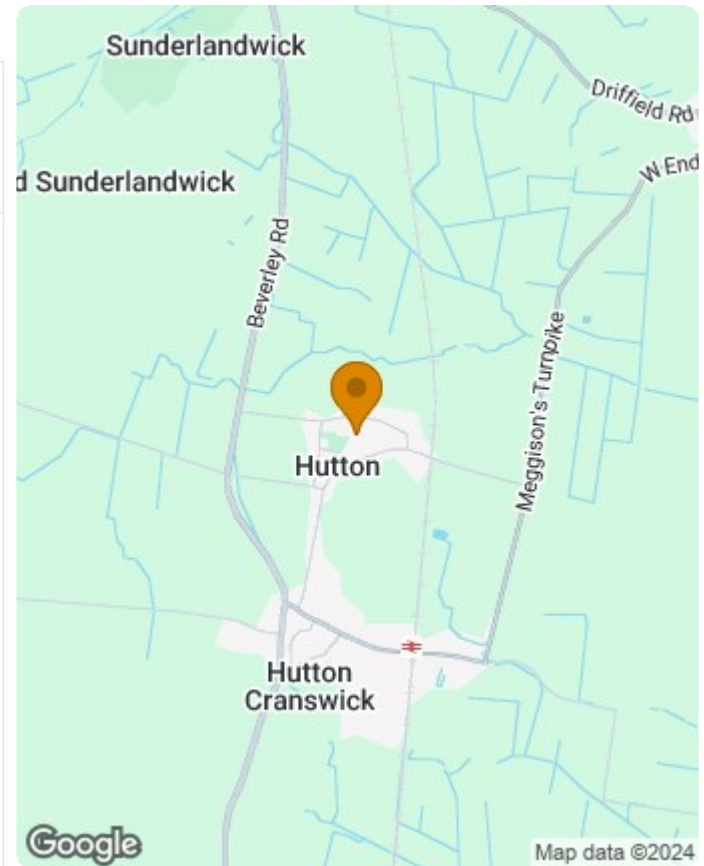
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Approximate total area⁹
100.99 m²
1087.06 ft²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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