



**1 Glenholme Court**  
**Driffield, YO25 9NZ**  
**Asking price £199,950**

  
**WILLOWGREEN**  
ESTATE AGENTS

This charming and immaculately maintained detached bungalow offers a perfect blend of comfort and style. Situated in a peaceful neighborhood, cul-de-sac position, the property boasts spacious and bright living areas, modern fixtures, and a well-manicured low maintenance garden. The interior features a cozy lounge with large square bay to front allowing plenty of natural light, a contemporary kitchen, and generously sized bedrooms. The property also benefits from a private driveway and garage, offering convenient parking. Ideal for those seeking a move-in ready home in a village setting.

The property briefly comprises, entrance hall, kitchen, lounge, two bedrooms and shower room. Garage, parking and garden.

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, butcher shop, fish and chip shop, post office, farm shop, beauty salon, 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.



**ENTRANCE HALL** 3'3" x 6'5" (1.00 x 1.98)  
With uPVC door into, radiator, coving and loft access.

**KITCHEN** 10'11" x 7'8" (3.34 x 2.35)  
With range of wall and base units, larder unit, drawer units, electric oven, hob and extractor, tiled splash back, work surface over, sink and mixer tap, space for washing machine, radiator, window to front elevation, coving and airing cupboard housing hot water cylinder.

**LOUNGE** 15'7" x 10'11" (4.76 x 3.34)  
With radiator, square bay window to front elevation, feature fireplace with electric fire in situ, TV point and coving.

**BEDROOM 1** 13'3" x 9'0" (4.05 x 2.76)  
With range of fitted wardrobes, TV point, coving and window to rear elevation.

**BEDROOM 2** 7'9" x 9'8" (2.38 x 2.97)  
With radiator, coving and French doors to garden.

**SHOWER ROOM** 6'1" x 6'1" (1.87 x 1.86)  
With modern white suite comprising quadrant shower cubicle 'Aqualisa' shower over, low level wc, pedestal wash hand basin, vinyl flooring, window to side elevation, tiled walls, extractor, coving and heated towel ladder.

**GARDEN**  
A lovely open plan aspect to the front with side driveway leading to the garage, double wrought iron gated access to rear garden. The rear garden is paved and gravelled, low maintenance with secure boundaries, there is a further side expanse of garden.

**GARAGE** 17'8" x 8'10" (5.39 x 2.70)  
There is a single brick garage with remote door to front and side personnel door, power and light connected.

**PARKING**  
There is parking for a least three cars on the driveway.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

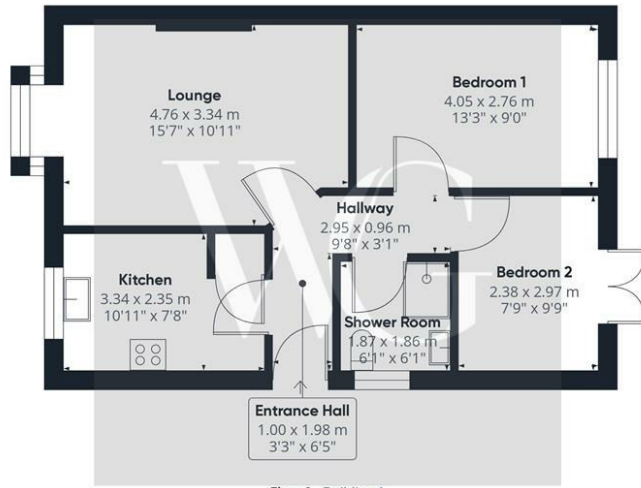
**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is D.

**COUNCIL TAX BAND**  
The council tax band is B.

**NOTE**  
The property is sold with no onward chain.







Floor 1 Building 1



Floor 1 Building 2

WG

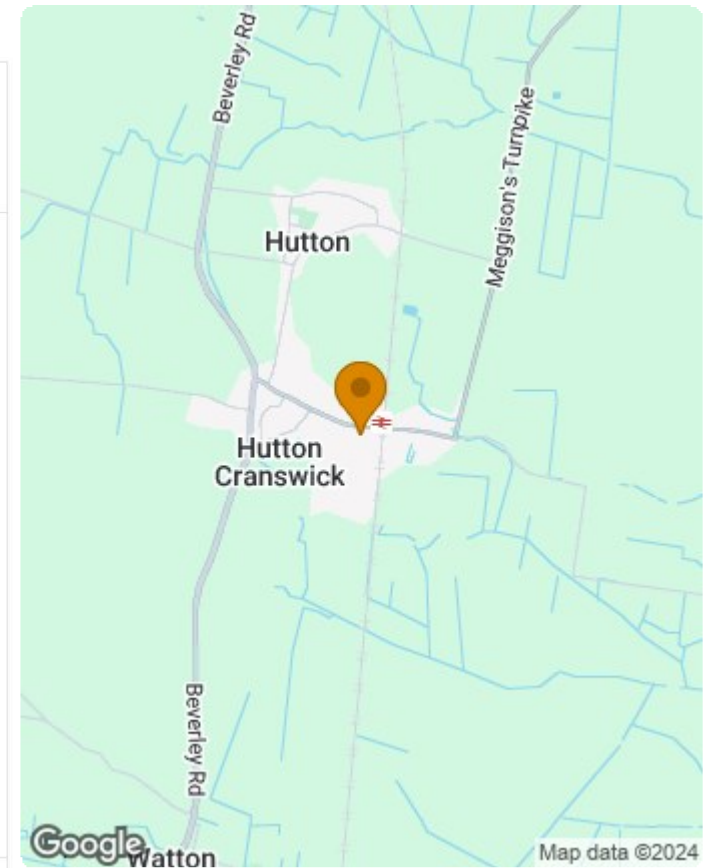
Approximate total area<sup>®</sup>  
65.73 m<sup>2</sup>  
707.51 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

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



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