

# linkagency

2 Bedroom Bungalow - Detached for Sale

Offers Over £220,000

27 Angus Drive, Drifffield, YO25 5BQ



## KEY FEATURES

- NO CHAIN; VACANT POSSESSION
- EXTENDED, VERSATILE ACCOMMODATION
- 2 RECEPTION ROOMS
- 2 BEDROOMS
- RECENTLY FITTED SHOWER ROOM
- FITTED KITCHEN
- LOW MAINTENANCE GARDENS
- POPULAR, CUL DE SAC LOCATION
- WEST OF DRIFFIELD TOWN CENTRE : 15 MINUTE WALK APPROX
- POPULAR MARKET TOWN WITH EASY ACCESS TO BRIDLINGTON, BEVERLEY AND YORK

### HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Drifffield, East Riding of Yorkshire, YO25 9PN

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## DRIFFIELD

Driffield is a sought-after, picturesque, market town located at the head of the rolling East Yorkshire wolds. The residential town offers a wide range of amenities including 2 doctors surgeries, 2 dental surgeries, independent retail stores, cafes and restaurants as well as chain stores including, Boots, WH Smith, Tesco and Lidl. There are 2 primary schools as well as a popular secondary school. The East Yorkshire coast is just a 25 minute drive away and the area is surrounded by multiple pretty wolds' villages including: Hutton Cranswick, Wetwang, Sledmere and Burton Agnes, which are easily reached by car or even cycle. Cycling is a popular activity in the area owing to the many nearby quiet country roads, for example, the close-by Skerne Road which leads to Wansford. Driffield show ground - where an annual agricultural show is held as well as other local events - is just a 20 minute walk away and the town centre can be reached in approximately 12 minutes by foot.

The home is conveniently located not far from the A614 Beverley road (Beverley 12 miles) and a 20 minute's walk, to the town's small railway station on the East Yorkshire coast line stopping at towns and villages between Hull and Scarborough. The property also is close to access roads to East and North Yorkshire's other main towns: Scarborough 22 miles, Bridlington 13 miles and Hornsea 16 miles. The city of York is 30 miles away and Hull is within 22 miles distance.

## ENTRANCE HALLWAY

Part glazed wood door - Radiator - Fitted carpet

## KITCHEN

10'0" x 8'3"

Fitted base and eye level units - 1.5 bowl stainless steel sink with monochrome mixer tap - Aspect to the front - Tiled splash backs - Composite work top - Gas hob - Electric cooker - Space and plumbing for washing machine

## RECEPTION 1

18'0" x 11'0"

Feature fire place with wood surround and marble effect back and hearth - Coal effect gas fire - Fitted carpet - Radiator - Coving to the ceiling - Double doors to reception 2

## RECEPTION 2

15'3" x 8'3"

Large second reception room suitable for a variety of uses - Aspects to 3 sides over the rear garden area - Exterior glass door to the rear garden - Fitted carpet - Radiator - Coving to the ceiling

## BEDROOM 1

11'7" x 10'11"

Fitted carpet - Fitted wardrobes - Radiator - Aspect to the rear

## BEDROOM 2

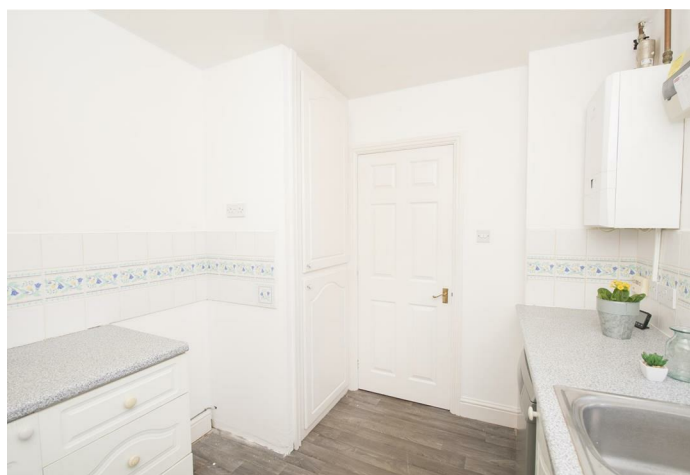
9'1" x 8'3"

Fitted carpet - Fitted cupboard - Radiator - Aspect to the front

## BATHROOM

6'8" x 5'5"

Low flush WC - Pedestal wash basin - Brand new electric shower and cubicle - Chrome towel radiator



## GARDENS

### FRONT

Pavers - Gravel area with perennial shrubs

### SIDES

Right hand side has an extra parking space - Left hand side has a tarmac driveway with parking for 1 vehicle - Timber panel gate to the rear garden

### REAR

Low maintenance garden - Pavers - Gravel area - Brick raised borders - Rear brick wall mounted with panel fencing

## GARAGE

17'4" x 9'0"

Up and over door - Side door from garden - Power

## EXTRA DETAILS

270 mm loft insulation

Reception 2 is a brick extension

## JAYNE AT LINK AGENCY

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found  
Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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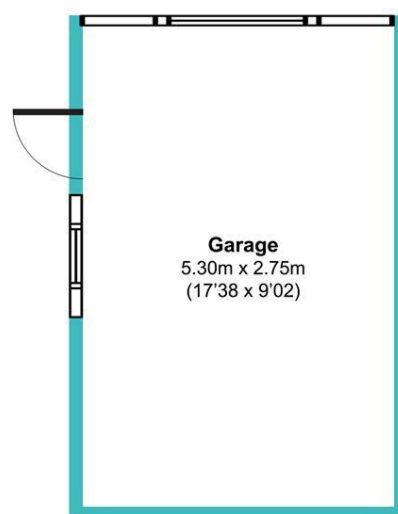







Jayne  
at  
**link**agency

**Approximate Gross Internal Floor Area**  
**63.62 Sq Metres / 684.79 Sq Feet**  
 (Not including Garage)



Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>66</p>	<p>84</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

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