



32 Saffron Drive  
Snaith, DN14 9LJ

**Asking Price Of £295,000**  
**NO ONWARD CHAIN**

# Property Features

- Spacious Bungalow in the popular small Town of Snaith
- 17' Lounge, Conservatory, Dining Room & Kitchen
- 3 Bedrooms, Shower Room & Bathroom
- Gas CH, UPVC DG, Double Garage & delightful Gardens
- Ideally placed for the cities of York, Leeds & Hull

## Full Description

### SITUATION

From Goole take the A614 and then the A1041 into Snaith. On entering the Town along Cowick Road take the first right turn into Saffron Drive. At the "T" junction turn right and proceed around the sharp left hand bend where the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a spacious Detached Bungalow being situated on a large corner Plot in a popular residential location on the edge of the sought after small Town of Snaith which has an excellent range of local amenities and is conveniently placed for Goole, Selby and the M62 motorway which provides an excellent link with major Yorkshire Business Centres. The accommodation presently comprises:-

### ACCOMMODATION

#### ENTRANCE LOBBY

UPVC front door, and leading to:

#### HALLWAY

Cloaks cupboard, radiator and linen cupboard.

#### LOUNGE 17' 0" x 14' 0" (5.18m x 4.27m)

Feature fire surround housing gas fire, large bay window to front, radiator and double doors into:

#### CONSERVATORY 12' 0" x 7' 9" (3.66m x 2.36m)

Radiator and French doors to the garden.

#### DINING ROOM 9' 9" x 9' 6" (2.97m x 2.9m)

Radiator.





#### KITCHEN 10' 6" x 9' 9" (3.2m x 2.97m)

Range of units comprising sink unit, base units with worktops, drawer unit, and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator and UPVC door to the rear.

#### MASTER BEDROOM 15' 6" x 10' 9" (4.72m x 3.28m)

Radiator, fanlight and leading to:

#### ENSUITE SHOWER ROOM

Coloured suite comprising shower cubicle with electric shower, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.

#### SIDE BEDROOM 11' 6" x 8' 9" (3.51m x 2.67m)

Radiator and built in wardrobes housing gas central heating boiler.

#### REAR BEDROOM 10' 0" x 7' 3" (3.05m x 2.21m)

Radiator.

#### HOUSE BATHROOM

White suite comprising corner bath with electric shower over, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.

#### TO THE OUTSIDE

Attached DOUBLE GARAGE with up and over door to front, up and over door to rear, power laid on and driveway approach providing additional Off Street Parking.

The property is situated on a delightful corner Plot with surrounding lawned Gardens and a paved patio area at the rear.

Concrete sectional STORE.

#### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and the majority of the windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.



COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements