



# 12 Saffron Drive

Snaith  
DN14 9LJ

Offers over  
£270,000



- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- LARGE KITCHEN/DINER
- CONSERVATORY
- ATTRACTIVE GARDENS TO THE FRONT AND REAR
- DETACHED GARAGE
- EASY ACCESS TO SNAITH TOWN CENTRE
- NO ONWARD CHAIN







Nestled in the market town of Snaith on Saffron Drive, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. There is also a lovely conservatory, which floods the space with natural light and offers a serene spot to relax while enjoying views of the attractive gardens. The gardens themselves are a true highlight, providing a picturesque outdoor space for gardening enthusiasts or simply a tranquil area to unwind. In summary, this bungalow is a wonderful opportunity for those looking for a spacious and inviting home in a desirable location. With its attractive gardens, generous living spaces, and proximity to Snaith, it is sure to appeal to a wide range of buyers.

UPVC entrance door with a storm porch over leading into:-

#### Entrance Vestibule

With doors to living room and kitchen.

#### Living Room

5.64m x 4.24m max (18'6" x 13'10" max)

Having a fireplace with a marble effect back and hearth housing an electric fire. With a window to the front elevation and a radiator.

#### Kitchen

4.15m x 3.97m max (13'7" x 13'0" max)

Having a range of cottage style base and wall units. Complimentary work surfaces incorporating a one and a half bowl composite sink unit with mixer taps over. Plumbing for automatic washing machine and dishwasher. Space for an electric oven with an extractor over. Having a window to the front elevation and an entrance door leading to the side.

#### Inner Hall

With doors off and a useful storage cupboard.

#### Bedroom 1

4.10m x 2.94m (13'5" x 9'8")

Having a range of built in furniture including wardrobes, chest of drawers and over bed cupboards. With a window to the rear elevation and a radiator.

#### Bedroom 2

3.04m x 2.86m (10'0" x 9'5")

Having built in over bed storage cupboards. With a window to the rear elevation and a radiator.

#### Bedroom 3

3.04m x 2.33m (10'0" x 7'8")

Having built in wardrobes and overhead cupboards. French doors leading into :-





### Conservatory

3.06m x 2.33m (10'0" x 7'7")

Having five windows with views over the rear garden. Attractive tiled floor and a radiator. French doors leading into the garden.

### Bathroom

2.45m x 1.66 (8'0" x 5'5")

Being fully tiled and having a white suite comprising panelled bath with shower over and shower screen, wash hand basin and wc. Two windows to the side elevation and a chrome style towel rail / radiator.

### Garage

5.58m x 2.83m (18'3" x 9'3")

A single detached garage with a window to the rear and an up and over door.

### Outside

To the front is a neat lawned garden. To the side is a tarmac driveway edged with block paving and providing ample off road parking. A gate leads to the attractive rear garden which has a lawned area and block paved patio around the conservatory. There is a further raised decking area with a pergola over.

### Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Drainage

Mobile 4G

Broadband FTTC (Superfast)



## Ground Floor

Approx. 89.1 sq. metres (958.7 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

T: 01757 293620

E: [eproperty@elmhirstparker.com](mailto:eproperty@elmhirstparker.com)

W: [estateagents.com](http://estateagents.com)

13 Finkle Street Selby  
North Yorkshire  
YO8 4DT

