



Beech View, Cranswick, Driffield, YO25 9QQ

- A beautifully presented bungalow in a desirable location
- Living/dining room which is extremely spacious
- Kitchen with various appliances & built in storage
- Two bedrooms, one with built in wardrobes
- Contemporary family shower room
- Fully enclosed rear garden
- Raised decking, patio & low maintenance shrubs
- Single garage
- Further off street parking on the drive
- EPC = D

Guide Price £225,000

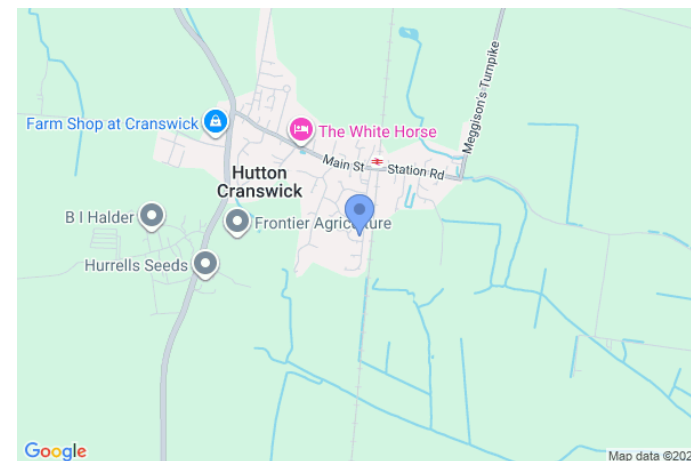
If you are looking for single storey living, like the idea of being in a village that benefits from a range of amenities including a farm shop, a convenience store, multiple takeaways, a pub and train station, then look no further as this beautifully presented detached bungalow could be the perfect purchase for you. The current vendor has lovingly maintained the property over the years, resulting in a home that is ready for immediate occupation. It's not very often that bungalows within this area come to the market, so an early viewing is highly recommended to fully appreciate everything it has to offer.

On entering you will see doors off to two sides, the first of which opens into a spacious living/dining area. There are two good sized windows, one of which is a bay that allows natural light to flood the room, whilst there is space for a range of living room furniture and a formal dining table with chairs.

The kitchen has been fitted with a L shaped worktop that incorporates a composite sink with drainer, a freestanding cooker with a four ring hob over, multiple storage units, a fridge/freezer and a washing machine. In addition, there is a door that opens to a path at the side of the property.

There are two double bedrooms, one of which has a full wall of fitted wardrobes, the other a sliding door that opens into a fully tiled conservatory. There is a contemporary shower room comprising walk in double shower, low level w/c and a pedestal hand basin.

Externally there are two patio seating areas to either side of the conservatory, a raised decked seating area, various mature shrubs and a timber fence which encloses the entire garden. There is access to the garage at the rear through a single door and an up and over door to the front. There is additional off street parking on the drive for two cars.





A NICELY PRESENTED BUNGALOW IN A DESIRABLE LOCATION



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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, Scotland & Wales		66	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(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, Scotland & Wales			
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



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R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 901 sq. ft / 83.74 sq. m
Garage 146 sq. ft / 13.59 sq. m
Total 1047 sq. ft / 97.33 sq. m

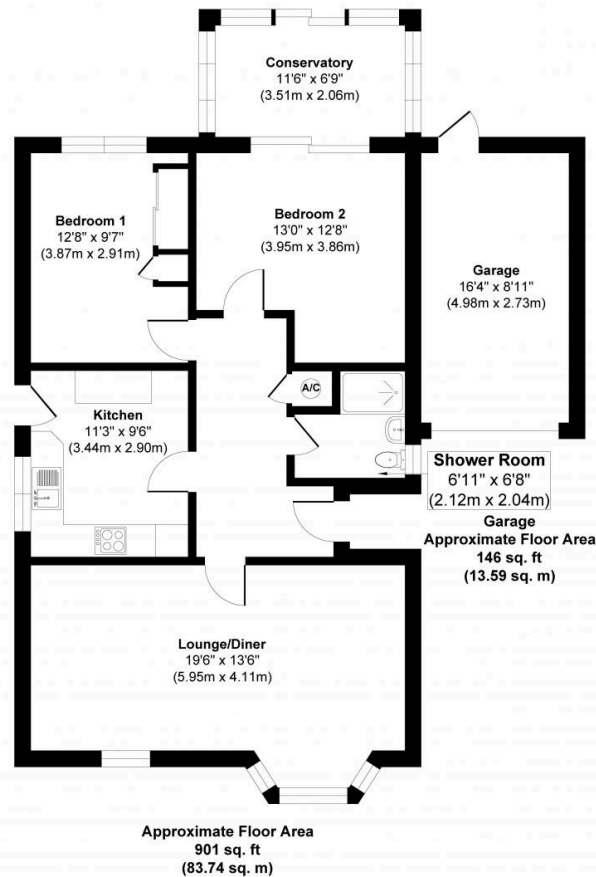


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