



**'RIFTSWOOD',  
GRANGE LANE, BURGHWALLIS, DN6 9JL**

- Spacious Detached 3 Bedroomed Bungalow • Gas Central Heating • Good sized attached Garage and generous sized plot • Pleasant location within this well regarded village • A1 approximately 1.25 miles drive • Updating required •

**ACCOMMODATION**  
(all measurements are approx. only)

**Ground floor only:**

**CONSERVATORY** (about 3.8m x 3.3m)

**LOUNGE** (about 6.2m x 3.6m)

**KITCHEN AND DINING AREA**  
(about 6 m x 3m)

**UTILITY ROOM** (about 3.4m x 1.7m)

**INNER HALL** with cloaks cupboard.

**BEDROOM 1** (about 4.1m x 3.3m)

**EN-SUITE SHOWER ROOM**  
(about 1.9m x 1.7m)

**BEDROOM** (about 4.3m x 3.6m)

**BEDROOM 3** (about 4.1m x 2.7m)

**BATHROOM** (about 2.7m x 2m) with bath, wash basin, w.c., and shower.

**OUTSIDE**

Front lawned garden.

**Shared driveway entrance and with the adjoining owner (to the south-west) having a vehicular right of way over part of the main driveway.**

Attached **GARAGE** (about 9.2m long x 4.2m wide).

**SERVICES (not tested)**

Mains water, electricity and gas. Gas fired central heating.

**COUNCIL TAX** Band E.

**TENURE**

Freehold assumed.

**VIEWING**

Strictly by prior appointment through Grice & Hunter – 01302 360141.

**NOTE** The property has masonry outer walls which are surmounted by a number of boarded and felted roof structure



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