



- Detached Bungalow
- 2 Bedrooms
- New Kitchen 2024
- Good Size Bathroom
- Lounge
- Off Street Parking & Garage
- Lawned Rear Garden
- Chain Free!

High Street, Yaddlethorpe, DN17 2RJ,  
£175,000



NEW KITCHEN 2024! NO ONWARD CHAIN! Starkey&Brown are delighted to offer for sale this well presented detached bungalow in the sought after location of Yaddlethorpe. The accommodation briefly comprises of 2 good size bedrooms, lounge, newly fitted kitchen and a bathroom. Additional features include gas central heating, uPVC double glazing, off street parking, garage and an enclosed rear garden which is mainly laid to lawn. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



## Hall

Having uPVC double glazed window to the side aspect, radiator and coved ceiling.

## Lounge

16' 4" x 10' 10" (4.97m x 3.30m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and feature fireplace.



## Kitchen

13' 2" x 11' 7" (4.01m x 3.53m)

Having uPVC double glazed window and door to the rear aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor plus space/plumbing for white goods.

## Bedroom 1

14' 0" x 12' 4" (4.26m x 3.76m)

Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.



## Bedroom 2

16' 4" x 7' 9" (4.97m x 2.36m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

## Bathroom

Having uPVC double glazed window to the rear aspect, corner bath with shower over, wash hand basin, WC, radiator, loft access and built in cupboard.



## Outside Front

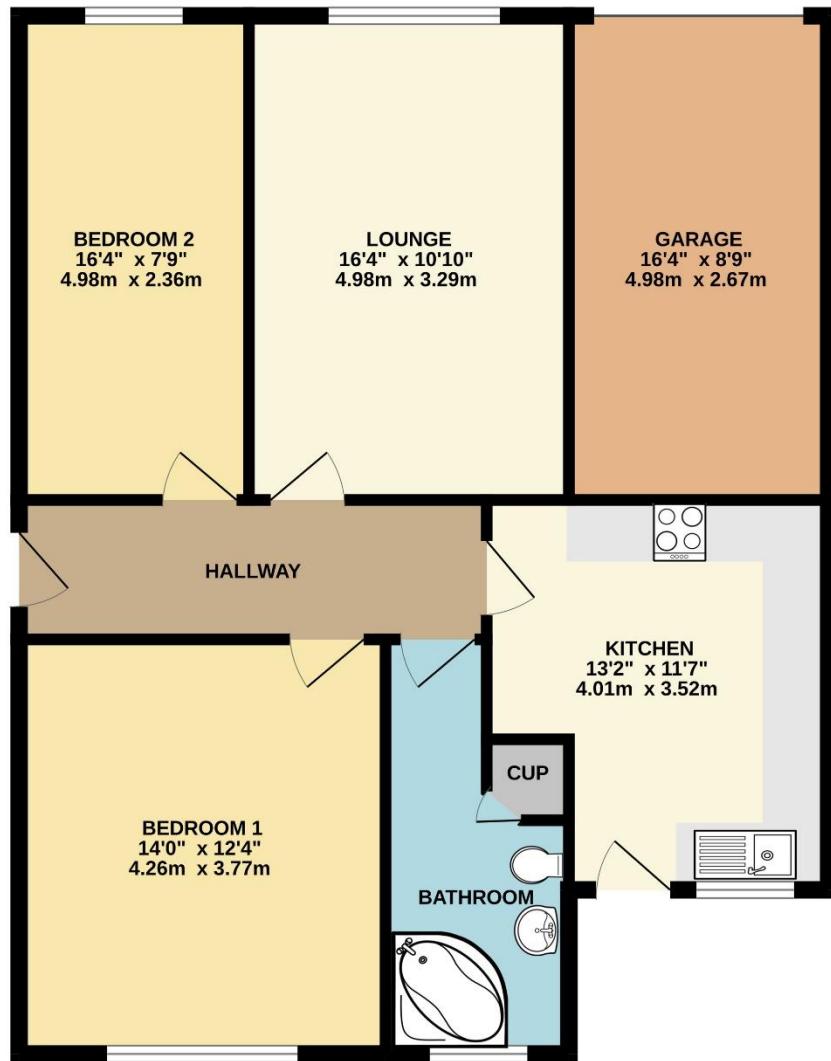
Having off street parking, garage, low maintenance garden and access to the side/rear of the property.

## Outside Rear

The rear garden is mainly laid with a fenced surround and paved patio area.



## GROUND FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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