



Birchfield, Back Street  
Burton Fleming, Driffield  
YO25 3PD

GUIDE PRICE

**£195,000**

**3 Bedroom Semi-Detached Bungalow**



Lounge

 3
  1
  2
  Garage, Off Road Parking
  Oil Fired Central Heating

## Birchfield, Back Street, Burton Fleming, Driffield, YO25 3PD

This well-presented semi-detached bungalow offers surprisingly versatile accommodation, featuring a comfortable lounge, fitted kitchen, and two adaptable ground-floor bedrooms alongside a modern shower room. The first floor is dedicated to an impressive master suite complete with dressing area and ensuite facilities. Externally, the property benefits from off-street parking, a garage, and low-maintenance gardens to both the front and rear. Offered with no onward chain, it presents an excellent opportunity for those seeking flexible living in a convenient location.

The rural setting of this property is truly delightful and ideal for those looking to get away from the hustle and bustle of the towns, yet being within a relatively short drive of their amenities.

Burton Fleming is in close proximity of Bridlington and Driffield and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. Also known as the rolling Wolds the

inspiration of many David Hockney paintings. The picturesque village has its own war memorial near to the Norman Church of St Cuthbert's and community hall and a play park.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. Edge of town food supermarkets complement the retail offering alongside a wide range of restaurants and café's catering for all tastes and occasions.

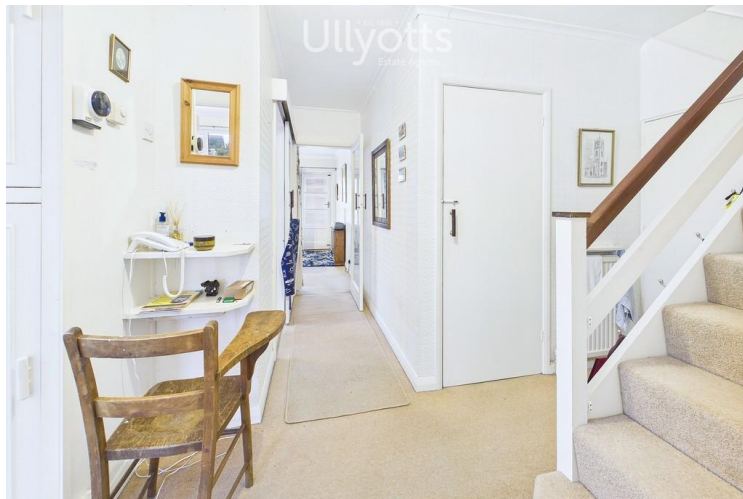
Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Lounge



Kitchen



Inner Hall



Bedroom

## Accommodation

### ENTRANCE PORCH

3' 2" x 2' 10" (0.98m x 0.88m)

Entrance to the property is via a uPVC door leading into a bright entrance porch of brick and uPVC construction, featuring windows to both the front and rear. A glazed internal door then opens through to the lounge.

### LOUNGE

13' 10" x 11' 10" (4.22m x 3.62m)

The lounge is bright and airy, enjoying dual- aspect windows to the front and side elevations. Its main focal point is an attractive open fire with a brick surround and fitted display shelving, creating a warm and inviting feature. A radiator provides additional comfort, and a door leads through to the inner hallway for easy access to the rest of the accommodation.

### INNER HALL

10' 9" x 4' 9" (3.28m x 1.47m)

The inner hall provides access to the kitchen, two ground- floor bedrooms, the shower room, and the staircase rising to the first floor, as well as an integral door into the garage. It also features two useful storage cupboards, one housing the hot water tank with shelving ideal for linen and towels and the other for useful understairs storage.

### KITCHEN

10' 3" x 6' 11" (3.14m x 2.11m)

The kitchen benefits from a range of cream gloss wall base and drawer units with a worktop over and a match splashback and vinyl flooring. A stainless-steel sink and drainer with a mixer tap over. Integrated appliance includes a dishwasher and floor standing oil powered boiler whilst offering space for an electric cooker and an undercounter fridge. With a window to the side and a glazed upvc door offering access to the side of the property.

### BEDROOM

13' 1" x 11' 4" (4.00m x 3.46m)

The first ground- floor bedroom is currently arranged as a dining room, offering a highly versatile space with multiple potential uses for those who may not require three bedrooms. It features an east- facing window to the rear elevation, coving to the ceiling and a radiator, creating a bright and comfortable room adaptable to a variety of needs.

### BEDROOM

12' 2" x 10' 4" (3.71m x 3.16m)

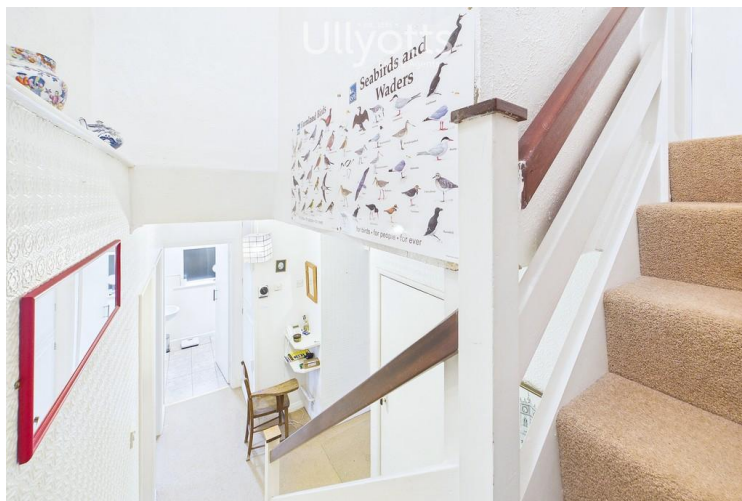
The second ground- floor bedroom also enjoys an east- facing window to the rear elevation, allowing plenty of natural light to filter through. The room is finished with coving and includes a radiator.



Bedroom



Shower Room



Staircase to First Floor



Master Bedroom

### SHOWER ROOM

5' 9" x 5' 9" (1.77m x 1.76m)

The shower room benefits from a window to the side elevation, providing natural light and ventilation. It is fitted with a shower cubicle featuring wet- wall panelling and a thermostatic shower, along with a wash hand basin, WC, and a wall- mounted mirrored storage cabinet. A heated towel ladder adds comfort, and the room is finished with tiled- effect laminate flooring for a clean, modern look.

### STAIRCASE TO THE FIRST FLOOR

### MASTER BEDROOM

22' 1" x 9' 3" (6.75m x 2.84m)

The master bedroom on the first floor is a standout feature of the home, offering a generous and well- designed space. A dedicated dressing area with a Velux window and radiator leads seamlessly into the main bedroom, which enjoys a south- facing window with open views and a further radiator for comfort. A door provides access to the ensuite bathroom, completing this impressive and private suite.

### ENSUITE

10' 2" x 5' 4" (3.10m x 1.65m)

The ensuite bathroom is well equipped and features a Velux window to the rear, providing excellent natural light. It is fitted with tiled- effect vinyl flooring, a WC, bidet, wash hand basin, and a panelled bath with wet- wall surround and an electric shower over. Additional features include a fitted storage cupboard, extractor fan, and a heated towel ladder.

### HEATING

Oil fired central heating

### DOUBLE GLAZING

UPVC double glazing throughout.

### GARAGE

The garage features an up- and- over door with power and light connected, along with an integral door providing direct access into the inner hall. Additional base units- repurposed from the previous kitchen- offer useful storage with a worktop over, complemented by a stainless- steel sink and drainer with further cupboard space beneath. There is also space and plumbing for a washing machine, making this a practical and versatile utility area.



Master Bedroom



Ensuite



Garden



Garage

## OUTSIDE

To the front, the property is approached via double gates that open onto an off- street parking area and provide access to the garage. The bungalow sits back from the road behind a low- maintenance gravelled frontage, with a side pathway leading through to the rear garden.

The rear garden continues the low- maintenance theme, laid mainly to gravel with a part fence and walled boundary. Additional features include a coal store and the raised oil tank, making this a practical and easy- care outdoor space.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

Electric and water are available to the property.

Septic tank for sewerage

Oil tank for heating

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED E

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

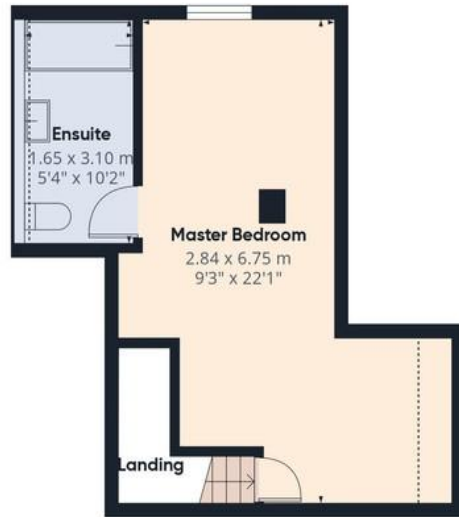
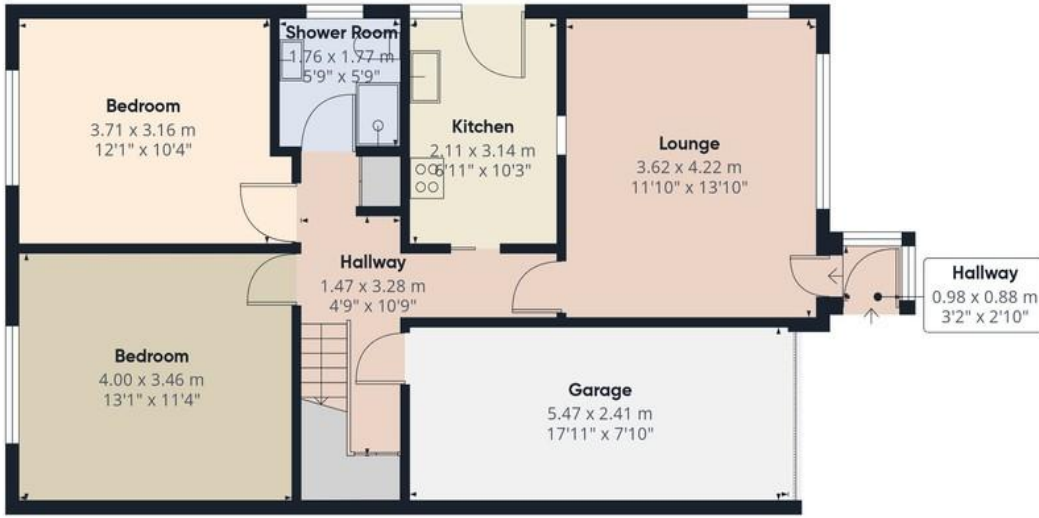
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 91 sq m (980 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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**Approximate total area<sup>1)</sup>**

101.8 m<sup>2</sup>  
1095 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



42m

44m

The Mere

Manor House Farm

Mere Farm

Hall Farm

PW

Burton Fleming

39m

Birchfield, Back Street

PO

MILSONS LANE

Hall

WEST AVE

OLD NEWTON ROAD

39m

BUTCHER'S LANE

SOUTH STREET

38m

Path

PENNY LANE

THWING ROAD

Pear Tree Farm

Sewage

Southfield House

SOUTH LANE

Track

38m

Southlands

Tinkers Corner

Green Acre

42m

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**Ullyotts**  
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