



Saffron Drive, Snaith, DN14 9RA

Offers Over **£300,000**





- Three Bedroomed Detached Bungalow
- South East Facing Rear Garden
- 85 Sq. M. / 915 Sq. Ft.
- Mains Water Supply. Mains Drainage
- Mains Gas Central Heating, Mains Electricity
- Broadband: FTTC. Mobile: 5G
- Construction: Brick Built
- Brick Built Garage & Off Road Parking for Two Vehicles
- EPC 'D' (64)
- Council Tax Band 'D'



A spacious, three bedroomed detached bungalow with beautiful South/East facing rear garden.

Stepping over the threshold and into the front entrance porch. A large storage cupboard provides ample space for coats and shoes. French doors lead you immediately into the dining kitchen. The recently installed Howden's kitchen offers a range of cream Shaker style wall and floor units with Oak worktops. Cooking facilities include an Electric oven with Gas hob and cooker hood over. A Belfast sink sits beneath the kitchen window. Integrated appliances include an under-counter fridge. Doors lead to the lounge and conservatory.

Through the side entrance door and into the conservatory, there is space for a small sofa or breakfasting table, as this would make the perfect place to enjoy a morning coffee on a weekend. A door leads into the garage and French doors lead out onto the patio.

The generous lounge has space to host the whole family.

Beyond the lounge is the inner hall, with doors leading to the three bedrooms and family bathroom.

The Principal Bedroom and Bedroom Two are situated at the rear of the bungalow with lovely views of the rear garden. Bedroom three is a 'double' sized bedroom.

The modern family bathroom offers a 'P' shaped bath, with shower over, pedestal wash hand basin and close coupled w.c.

To the front is an open plan, lawned garden with block paved drive, providing parking for two vehicles, which leads up to the brick built garage. the garage hosts the Gas combi boiler. the block paving wraps around the side of the garage and through into the rear garden, which opens out into a patio area by the conservatory.

The generous, South/East facing rear garden is mainly laid to lawn with mature borders filled with specimen shrubs. At the rear of the garden are a small collection of trees including a beautiful apple tree.

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

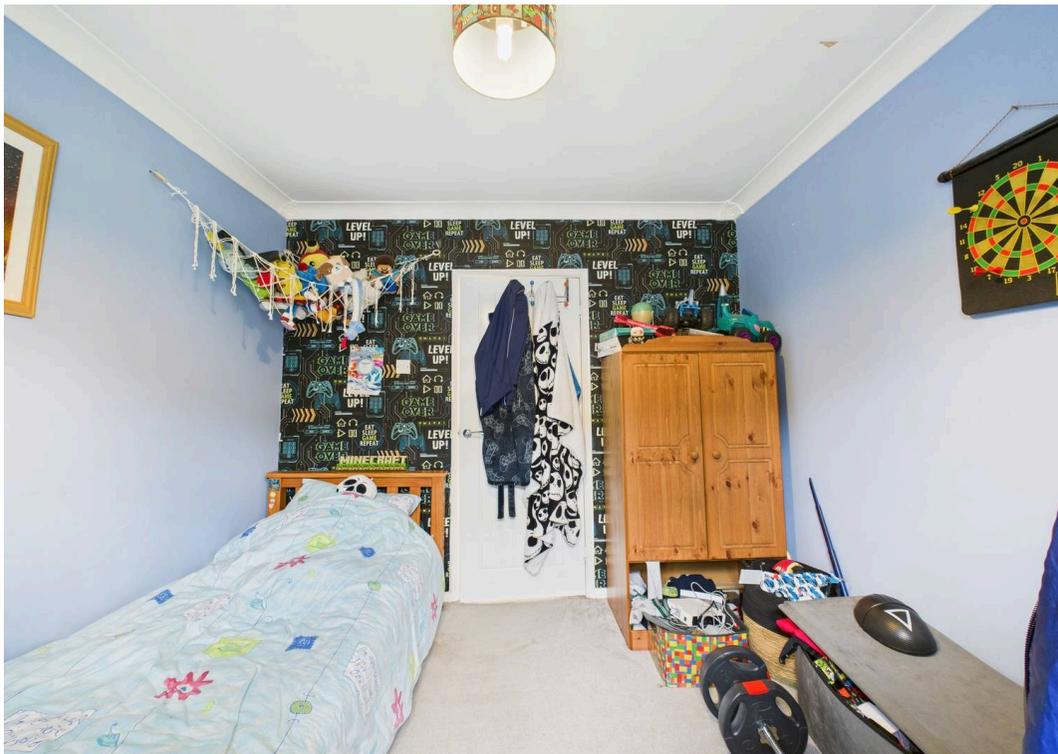
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Approximate total area⁽¹⁾

106.1 m²
1141 ft²

(1) Excluding balconies and terraces

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



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

