



6 Rosedale, Driffield, YO25 8JE

£245,000



Occupying a sought-after position in a quiet residential location, this well-presented three-bedroom detached dormer bungalow offers flexible and spacious accommodation ideal for a range of buyers.

The ground floor comprises an entrance hall, fitted kitchen, dining room, and a generous lounge which opens into the conservatory, creating a bright and welcoming living space with direct access to the rear garden. A third bedroom is also located on the ground floor and is currently used as a home office/study, complemented by a conveniently positioned shower room.

To the first floor are two further well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys an enclosed rear garden laid mainly to lawn, providing an attractive space for outdoor relaxation and entertaining. To the front, a driveway offers off-road parking and leads to a garage.

Situated in a peaceful setting and within easy reach of local amenities, this versatile detached home presents an excellent opportunity for those seeking comfortable village living.

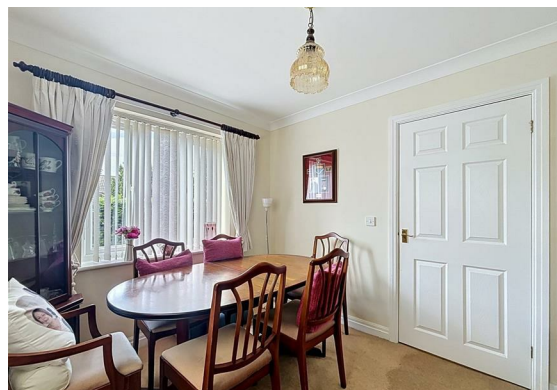
EPC: D
Council Tax: D
Tenure: Freehold

Front Garden
Parking for 2/3 vehicles.

Entrance Hall
Entrance door leading to staircase to first floor, with understairs cupboard and electric radiator.

GF Shower Room
8'1" x 5'5" (2.48 x 1.66)
Window to rear, hand wash basin with storage under, W.C, shower cubicle, tiled walls and flooring and extractor fan.

Lounge
16'4" x 10'3" (4.99 x 3.13)
Window to side and patio doors to conservatory, electric fire, coving to ceiling, carpet and electric radiator.





Dining Room

10'5" x 8'4" (3.2 x 2.56)

Window to front and side, coving to ceiling, carpet and electric radiator.

Breakfast Kitchen

10'7" x 10'3" (3.24 x 3.13)

Window to front, a range of fitted wall and base units with complimentary work surfaces and one and a half bowl sink with single drainer. Space and plumbing for washing machine, space for tumble dryer and fridge freezer. Built in electric hob and oven, part tiled walls, tiled flooring, dado rail and extractor fan.

Conservatory

9'4" x 9'3" (2.87 x 2.82)

Windows to side and rear, French doors to garden and electric heater.

First Floor Landing

Two cupboards and carpet.

Master Bedroom

12'8" (15'6" max) x 10'2" (3.87 (4.73 max) x 3.12)

Window to side and Velux to rear, built in wardrobes and drawers, carpet, electric radiator and loft access.



Bedroom 2

11'5" x 7'10" (10'7" max) (3.5 x 2.4 (3.23 max))

Velux window to front and window to side, carpet and electric radiator.

Bedroom 3 (GF)

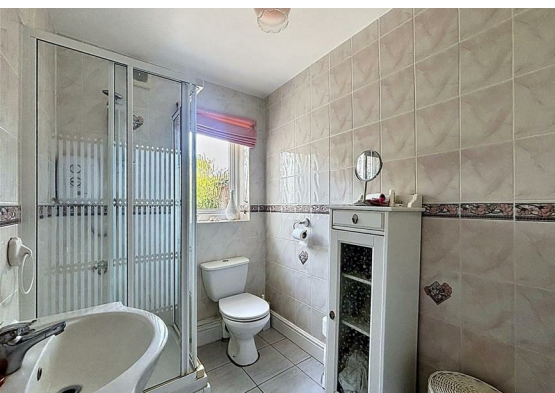
13'7" x 9'0" (4.15 x 2.75)

Window to rear, coving to ceiling, carpet and electric radiator.

Bathroom

7'10" x 5'7" (2.39 x 1.71)

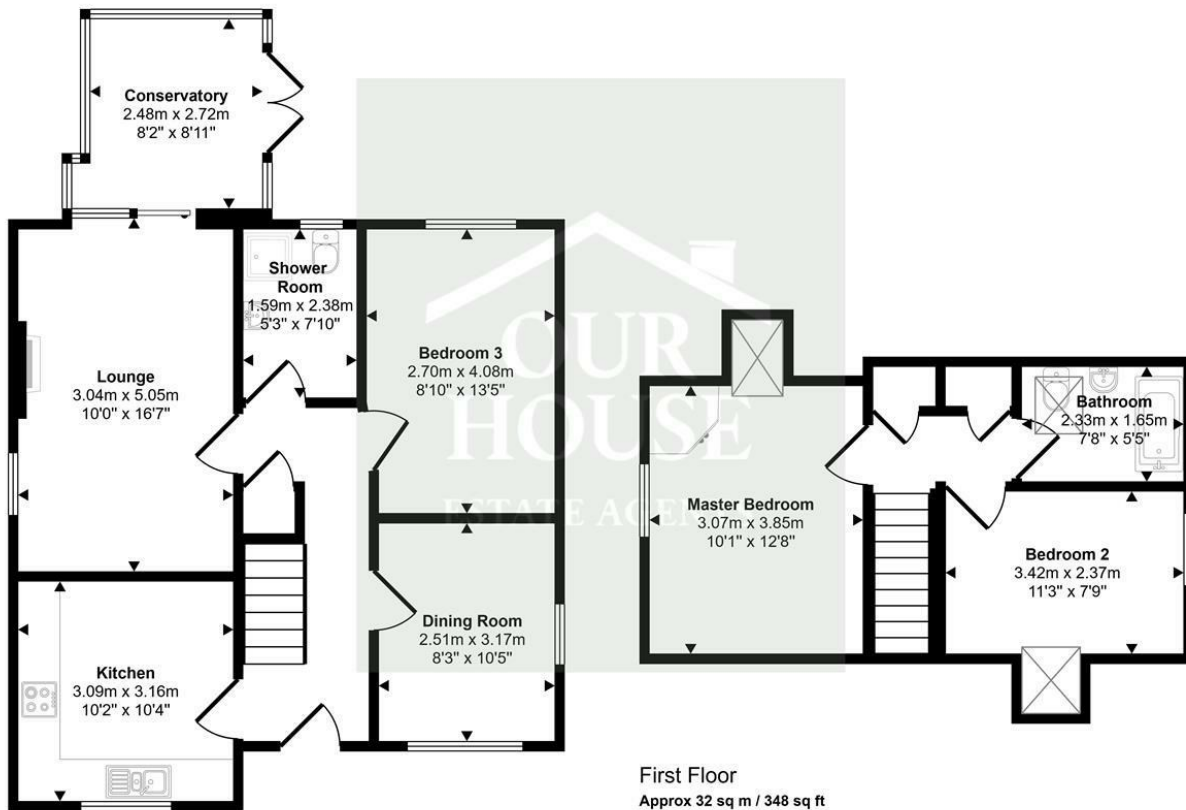
Velux window to rear, hand wash basin with storage under, W.C, panelled bath, tiled flooring and part tiled walls, shaver point, heated towel rail and extractor fan.



Rear Garden

Laid mainly to lawn with paved areas, fenced boundaries and planted borders.

Approx Gross Internal Area
99 sq m / 1070 sq ft



First Floor
Approx 32 sq m / 348 sq ft

Ground Floor
Approx 67 sq m / 722 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for 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 to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk