



**49 Londesborough Road**  
**Cranswick, Driffield, East Yorkshire YO25 9PL**  
**Offers over £180,000**

**WP** WOOLLEY  
& PARKS



\*\*\*ATTRACTIVE SEMI DETACHED BUNGALOW WITH GARAGE AND DRIVE\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This well presented semi detached bungalow has been lovingly cared for and meticulously maintained by the previous owners to provide a warm and comfortable home in a superb condition. Naturally light and inviting with modern neutral décor and updated fixtures. The accommodation is deceptively spacious with open plan breakfast kitchen, formal living room, inner hall boasting ample storage, stylish fitted shower room and two double bedrooms all the ground floor. Externally the property enjoys low maintenance gardens to both the front and rear of the property with single detached garage and private drive. Located within the picturesque village of Cranswick boasting local amenities on the door step plus countryside walks and rail links to neighbouring market towns of Driffield and Beverley. Offered to the open market at a competitive price and with the added advantage of no onward chain, we strongly recommend early viewings to avoid disappointment.



**Breakfast Kitchen** 12'5" x 9'0" (3.81m x 2.76m ) Naturally light open plan breakfast kitchen fitted with a wide range of wall, base and drawer units in a light beech wood effect finish with contrasting roll top work surfaces and tiled splash backs, inset single bowl sink unit with drainer and mixer tap over, integrated single oven, four ring gas hob and fitted extractor plus ample space and plumbing for free standing appliances, double glazed window to front elevation with external door to side, attractive fitted coving, central heating radiator and tiled effect laid flooring.

**Living Room** 14'8" x 11'2" (4.48m x 3.41m ) Generous sized living room with double glazed bow window to front elevation, feature living flame electric fire set in an attractive surround, fitted coving, central heating radiator and fitted carpets.

**Inner Hall** 7'8" x 3'3" (2.35m x 1.00m ) Providing access to loft space plus built in storage cupboard and fitted carpets.

**Main Bedroom** 13'5" x 9'11" (4.11m x 3.03m ) Good sized double bedroom with double glazed window to rear elevation, fitted furniture including wardrobes, matching drawers, over head lockers, bedside cabinets and dressing table offering ample storage, built in cupboard housing gas central heating boiler, central heating radiator and fitted carpets.

**Bedroom Two** 10'4" x 10'4" (3.17m x 3.15m ) A further good sized double bedroom with double glazed sliding patio doors to rear elevation, central heating radiator and fitted carpets.

**Shower Room** 7'8" x 5'5" (2.34m x 1.66m ) Modern and stylish fitted shower room with fully tiled shower cubicle complete with mains powered shower over, wall mounted wash basin and low flush

w/c, fully tiled walls, double glazed window to side elevation, heated towel rail, fitted coving and ceramic tiled flooring.

### External

Low maintenance gardens to both the front and rear of the property having been mainly laid to gravel at the front with decorative beds and borders. The rear garden offers a fair degree of privacy with timber fenced surround, paved patio and side access.

### Garage and Drive

Single detached garage with up and over to front elevation. The garage is accessed via a private drive offering ample off street parking.

### Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band B.

### Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

### Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).



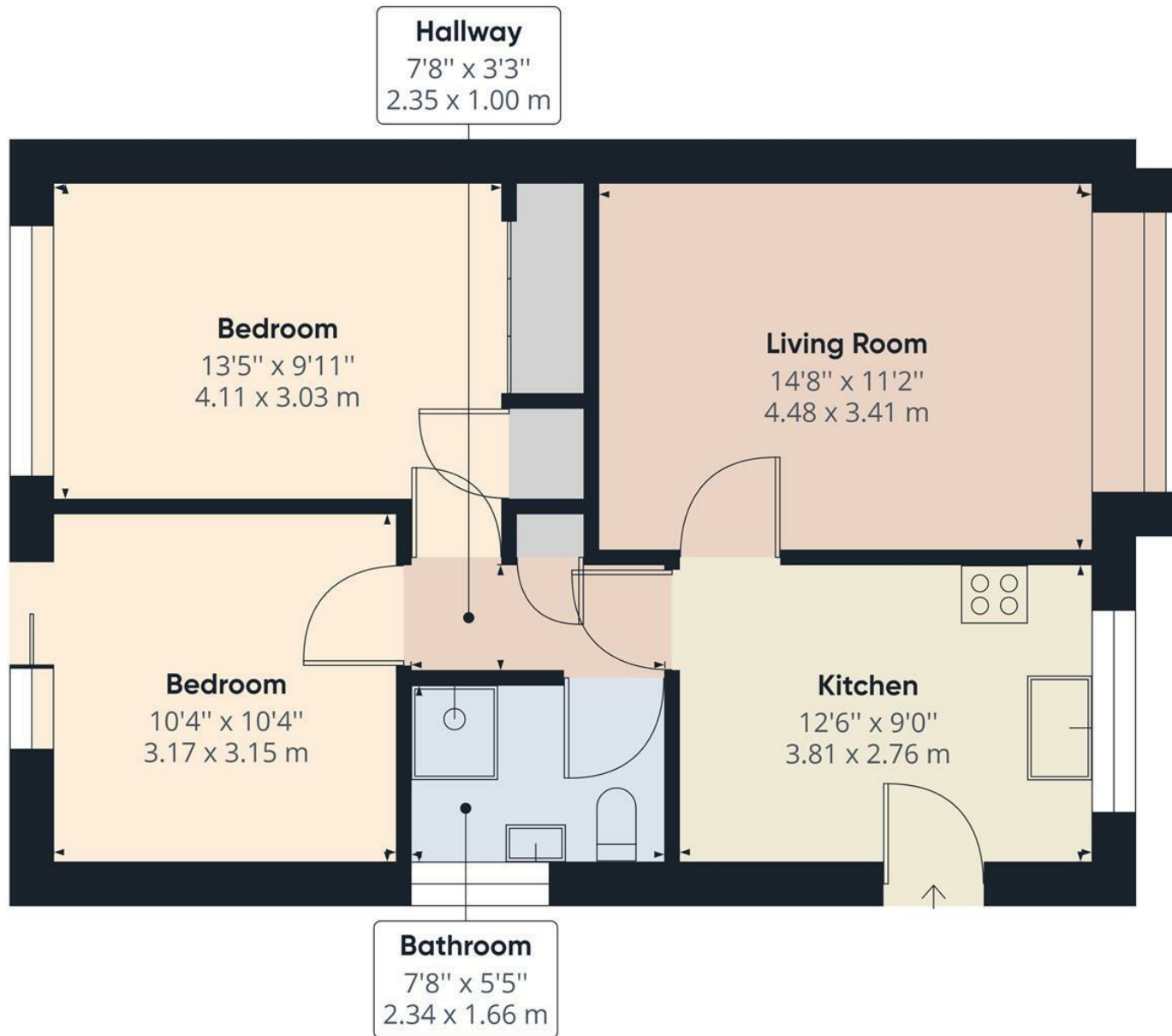






Blomberg





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

640.34 ft<sup>2</sup>  
59.49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Least	Very low environmental impact - lower CO <sub>2</sub> emissions	Least
92-100 A		10-15 A	
81-91 B		16-20 B	
69-80 C		21-25 C	
55-68 D		26-30 D	
40-54 E		31-35 E	
21-39 F		36-40 F	
1-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	71		88