



**29 Oaklands**  
**Cranswick, Driffield, East Yorkshire YO25 9RN**  
**Guide price £260,000**

\*\*\*DETACHED BUNGALOW ENJOYING A GOOD SIZED PLOT AND NO ONWARD CHAIN\*\*\*360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This well presented and hugely versatile bungalow has been lovingly maintained and updated by the current owner to provide a warm and comfortable home that would suit any buyer. Naturally light and deceptively spacious with well proportioned rooms sizes throughout including entrance hall, open plan lounge/dining room, modern fitted kitchen, superb sun room extension, three bedrooms and family bathroom. Externally the property boasts an impressive sized plot with enclosed garden to the rear offering a fair degree of privacy throughout with single garage and private drive. Located within the sought after village of Cranswick this bungalow has a variety of amenities to hand plus transport links via road and rail. Offered to the open market with the added advantage of no onward chain, we strongly recommend early viewings to avoid disappointment.



**Entrance Hall** 3'0" x 8'3" (0.92m x 2.54m )  
Inviting entrance hall with composite door to side elevation, attractive fitted coving, central heating radiator and fitted carpets throughout.

**Lounge/Dining** 12'11" x 19'3" (3.95m x 5.89m )  
Open plan lounge/dining room naturally light with double glazed windows to front elevation, feature living flame fire with marble effect insert and ornate Adam style surround, attractive fitted coving, central heating radiators and fitted carpets laid throughout.

**Breakfast Kitchen** 10'7" x 9'1" (3.25m x 2.77m )  
Updated and modern open plan kitchen fitted with a comprehensive range of wall, base and drawer units in a high gloss finish with contrasting roll top work surfaces and tiled splash backs, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integrated single oven, four ring gas hob and fitted extractor hood plus ample space and plumbing for free standing appliances, double glazed window and external door to rear elevation with central heating radiator and tiled effect flooring.

**Sun Room** 7'5" x 15'6" (2.28m x 4.73m )  
Superb sun room extension with double glazed windows to triple aspect boasting unspoiled garden views with external door to side elevation and wood effect flooring.

**Main Bedroom** 13'4" x 9'11" (4.07m x 3.03m )  
Generous main bedroom with double glazed window to rear elevation, attractive fitted coving, central heating radiator and fitted carpets.

**Bedroom Two** 10'11" x 7'7" (3.35m x 2.33m )  
A further good sized double bedroom with double glazed window to rear elevation, fitted coving, central heating radiator and fitted carpets.

**Bedroom Three** 7'4" x 8'2" (2.24m x 2.49m )

Currently used for storage, however would make a spacious single bedroom with double glazed window to side elevation, central heating radiator and fitted carpets.

**Family Bathroom** 5'8" x 7'10" (1.75m x 2.41m )  
Fitted with a three piece suite comprising panelled bath complete with mains powered shower over, pedestal wash basin and w/c, partially tiled walls, double glazed window to rear elevation, central heating radiator and fitted carpets.

**Garage and Drive**  
Single garage to the side of the property with up and over electric door, power supply and light. The garage is accessed via a private drive providing ample off street parking.

**External**  
Well kept enclosed garden to the rear of the property having been mainly laid to lawn with well stocked and mature planted borders and beds, gravelled and paved patio areas, timber built storage shed, fenced surround and gated side access.

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

**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

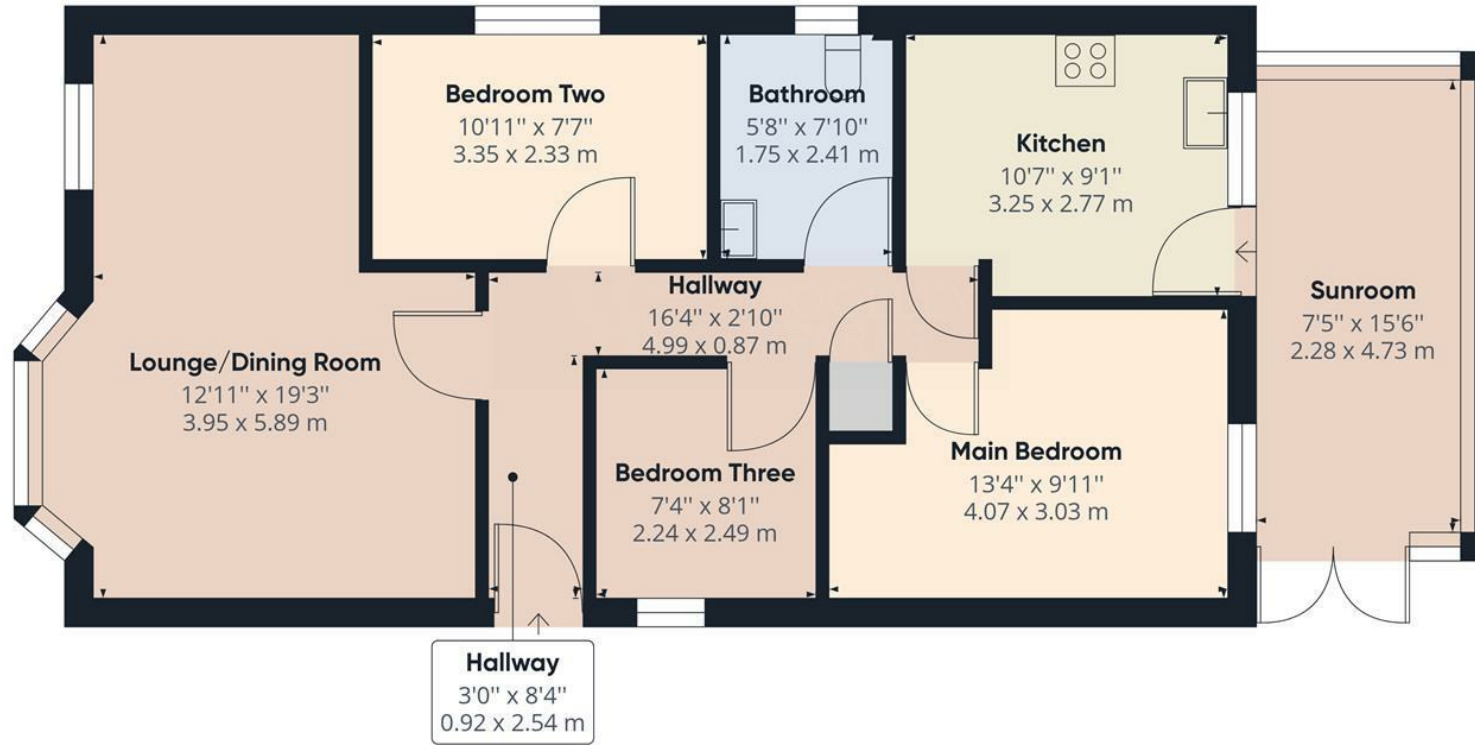
on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any 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).







Approximate total area<sup>(1)</sup>  
851.56 ft<sup>2</sup>  
79.11 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	
Rating	Band	Rating	Band
Very energy efficient - lower running costs	A	Very low environmental impact - lower CO <sub>2</sub> emissions	A
Energy efficient - lower running costs	B	Low environmental impact - lower CO <sub>2</sub> emissions	B
Decent energy efficiency - lower running costs	C	Medium environmental impact - lower CO <sub>2</sub> emissions	C
Not very energy efficient - higher running costs	D	High environmental impact - higher CO <sub>2</sub> emissions	D
Energy inefficient - higher running costs	E	Very high environmental impact - higher CO <sub>2</sub> emissions	E
Very energy inefficient - higher running costs	F	Extremely high environmental impact - higher CO <sub>2</sub> emissions	F
Not energy efficient - higher running costs	G	Extremely high environmental impact - higher CO <sub>2</sub> emissions	G