



Holly House, Front Street, Burton Fleming, Drifffield, YO25 3PR
Offers Over £400,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- A THREE BEDROOM DETACHED BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- EN-SUITE TO THE MASTER, UTILITY ROOM
- GENEROUS LAWNED GARDENS
- TRIPLE GARAGE AND OFF-STREET PARKING
- SITUATED WITHIN THE IDYLIC VILLAGE OF BURTON FLEMING

Well positioned within the heart of the YORKSHIRE WOLDS, this THREE BEDROOM DETACHED BUNGALOW is situated within the idyllic village of BURTON FLEMING. The property provides SPACIOUS LIVING ACCOMMODATION and has been complete to a HIGH STANDARD THROUGHOUT with a MODERN KITCHEN/DINER, UTILITY, EN-SUITE to the MASTER, OFF-STREET PARKING, GENEROUS GARDENS and a TRIPLE GARAGE.

'In our opinion' the property is completed to a high standard throughout and benefits from electric underfloor heating (within the bathroom and kitchen), Solar Panels, LPG gas and double glazing. The accommodation comprises internally; entrance hall, lounge with a multi-fuel log burner stove and exposed beams, a stunning breakfast kitchen/diner with bi-folding doors to the rear gardens and a utility room, a master bedroom with fitted wardrobes and an modern en-suite shower room, a double bedroom with a walk-in wardrobe, a further bedroom and a modern four-piece house bathroom with a freestanding bath. Externally, the property benefits from generous lawned gardens, a decked seating area (ideal for entertaining), off-street parking and a triple garage.



Burton Fleming is a picturesque village set within the Yorkshire Wolds and amenities within the village include a Post Office, Public House and a Play Park. A wider range of amenities can be found at Filey (approx 7 miles), Bridlington (approx 8 miles), Driffield (approx 11 miles) and Scarborough (approx 13 miles). These include supermarkets, a range of schools and eateries.

Viewing is a must to fully appreciate this detached family home and can be arranged via our friendly team in the office on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

4'3" x 3'11"

Lounge

20'0" max x 11'5" max

Inner Hall

8'10" x 6'6"

Open Plan Breakfast Kitchen/Diner

22'3" max x 14'9" max

Utility

8'10" x 5'10"

Master Bedroom

15'5" max x 12'1" max

En-suite to the Master

7'10" x 4'3"

Bedroom Two

11'9" x 10'5"

Bedroom Three

8'10" x 8'2"

Bathroom

8'10" x 8'2"

Details Prepared

TLPF/250522



Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



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GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.

