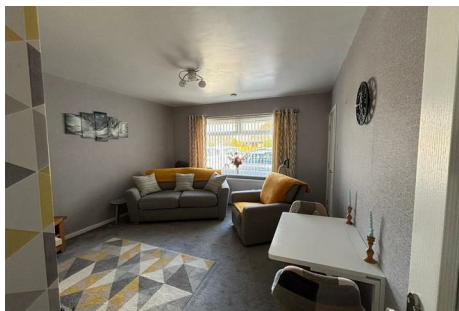


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**HPS**  
ESTATE AGENTS



## Church Close Atwick Driffield, YO25 8DJ

A beautifully presented two-bedroom true bungalow, situated in the highly sought-after village of Atwick and enjoying open countryside views to the rear. Offering spacious and well-planned single-level living, the accommodation briefly comprises an entrance hall, a comfortable lounge, a modern fitted kitchen, a cosy sun room, a bathroom and two well-proportioned bedrooms.

Externally, the property boasts well-maintained gardens and ample off-street parking, making it an ideal choice for a range of buyers seeking both comfort and practicality in a desirable village setting.

Located in the desirable village of Atwick, the property benefits from a peaceful setting while remaining within easy reach of the coastal town of Hornsea and the historic market town of Beverley. The area is well served by local transport links, providing convenient access to surrounding towns and amenities.

Council Tax: A, EPC: D, Tenure: Freehold

**£185,000**

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### Entrance Hall

3'0" x 3'0" (0.93 x 0.92)

Double glazed entrance door with inner door and carpeted flooring through to the living room.

### Living Room

13'11" x 12'3" (4.25 x 3.74)

Window facing to the front of the property, flooding the room with natural light. Electric fire with hearth and surround, radiator and carpeted flooring.

### Inner Hall

6'3" x 4'1" (1.91 x 1.27)

leading from the living room, carpeted flooring and entrance doors to bedrooms, bathroom and kitchen.

### Kitchen

Fitted with a range of wall and base units, complemented by a sink and drainer with mixer tap. It features an integrated electric oven and induction hob, with space for a washing machine. Airing cupboard and cupboard housing oil boiler. Partly tiled walls complete the space, offering both practicality and style.

### Sun Room

14'4" x 6'2" (4.37 x 1.90)

A bright and inviting sun room enjoying pleasant views over the garden and surrounding countryside. Doors to the side provide direct access to the rear garden, while vinyl flooring and an electric storage heater ensure comfort and practicality year-round.

### Bedroom 1

12'1" x 9'10" (3.70 x 3.01)

A well-proportioned room featuring a window to the front front of the property, fitted wardrobes providing ample

storage, carpeted flooring for comfort, and a radiator.

### Bedroom 2

8'10" x 9'10" (2.70 x 3.01)

Window facing to the rear of the property with country views, carpeted flooring and a radiator.

### Bathroom

5'4" x 6'3" (1.63 x 1.91)

The shower room comprises a wash hand basin set within a vanity unit, a low-level WC, and a step-in corner shower cubicle. The space is finished with tiled walls and laminate flooring, and benefits from a heated towel rail and a window to the rear, providing natural light and ventilation.

### Front Garden

A blend of lawn, brick paving, and a concrete driveway, providing both an attractive approach and practical off-street parking.

### Rear Garden

Features a concrete pathway and is predominantly laid to lawn, offering a generous outdoor space with open country views. The garden also includes a fenced-off area housing the oil tank, with secure fenced boundaries providing privacy and definition.

### About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces,

we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

### Disclaimer

#### Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

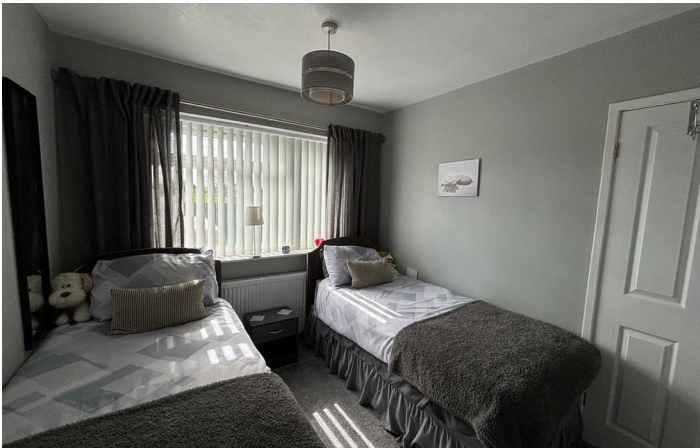
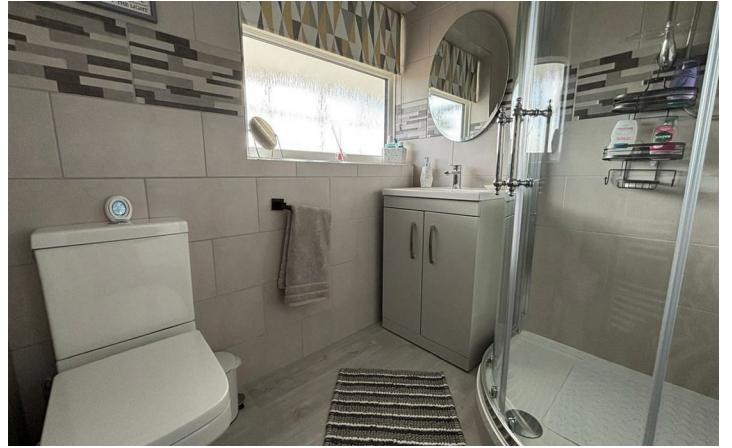
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 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 HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Valuations

If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

Call to book your FREE Valuation on 01964 533343.

- Charming and well-presented two-bedroom true bungalow
- Spacious and versatile single-level living throughout
- Additional sun room with garden and countryside outlooks
- Sought-after village location in Atwick
- Bright lounge with a welcoming and comfortable feel
- Convenient access to Hornsea, Beverley, and local transport links
- Stunning open countryside views to the rear
- Modern kitchen and stylish shower room





## Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		