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HPS



ESTATE AGENTS



Town Farm Close Skipsea Driffield, YO25 8UB

Situated in the charming village of Skipsea, Driffield, this delightful true bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a welcoming reception room, this property is ideal for those seeking a peaceful retreat. The bungalow features a well-appointed bathroom, ensuring all your needs are met in a single-storey living space.

Situated in a sought-after area, this home is surrounded by a variety of local amenities, making daily life both easy and enjoyable. The village atmosphere is warm and inviting, perfect for those who appreciate a close-knit community. Additionally, the property is located in a quiet cul-de-sac, providing a serene environment away from the hustle and bustle of busy roads.

One of the standout features of this location is its proximity to the stunning coastline. Residents can indulge in leisurely walks along the coast, taking in the fresh sea air and beautiful scenery. This bungalow is not just a home; it is a gateway to a lifestyle filled with outdoor adventures and relaxation.

Whether you are a first-time buyer, looking to downsize, or seeking a holiday retreat, this property presents an excellent opportunity to enjoy the best of village life while being close to the sea. Do not miss the chance to make this charming bungalow your new home.

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

£195,000

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Entrance Hall

Carpeted L-shaped hall boasting a double glazed door and window. Leads to living room, kitchen, bedrooms and bathroom. Access to the loft.

Living Room

Good sized room boasting an open fire, complimented with a hearth and surround. Window overlooking the front garden and sliding patio doors leading to the conservatory. The coved ceiling adds elegance to this bright spacious room.

Kitchen

Ample wall and base units in this stylish, practical kitchen. Plenty of work surface complimented with sink and drainer benefitting from a mixer tap. Window overlooking the rear garden. Built in electric double oven also electric hob. Space for a washing machine. Integrated under counter fridge plus freezer. Vinyl flooring as well as part tiled walls add style to this room.

Bedroom 1

Overlooking the rear garden, boasting built in wardrobes creating plenty of storage space. Coved ceiling plus carpeted flooring add elegance to the room.

Bedroom 2

Good sized bedroom with a window to the front of the bungalow creating a light, airy room. Built in cupboards envelope the bed adding plenty of storage space. Coved ceiling plus carpeted flooring dress this tastefully decorated room.

Bathroom

Practical bathroom with walk in bath, pedestal hand wash basin

plus low level W.C. Benefits from an over the bath shower plus tiled walls and flooring. Window to the front plus a radiator.

Conservatory

Delightful room overlooking the rear garden. Panelled upvc roof ensures cool temperatures in summer and warmth in the winter months. Windows to the rear and sides allowing views of the garden, creating a relaxing room.

Front Garden

Mainly lawned garden with path leading to the front. Gravelled drive boasting parking for two cars leading to the detached garage.

Garage

Brick built detached garage with tiled pitched roof plus up and over door. Side door accessed from the rear garden. Electric points as well as lighting.

Rear Garden

A wonderful area for attracting wildlife with a variation of shrubs and plants. Boasts a patio area plus greenhouse and sheds. Gravelled paths envelope the lawned area. Bin storage disguises the refuse bins. Oil boiler encased in a protective unit blends into the garden. Fenced boundaries as well as a fenced area for the oil tank.

About us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us

a call and find out for yourselves - you have nothing to lose and everything to gain.

Disclaimer

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

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Valuations

If you are thinking about selling your home our dedicated, friendly valuer would be delighted to meet you in your home or the office to discuss your needs and offer free impartial advice. Call now for your FREE market appraisal.

- Key ready true bungalow
- Practical, stylish kitchen with many intergrated white goods
- Off street parking for two cars
- Welcoming village within easy reach of Hornsea, Beverley, Driffild and Bridlington
- Relaxing, light and spacious conservatory overlooking the rear garden
- Located in a quiet cul de sac
- Village close to the sea
- Two good sized bedrooms boasting ample storage space
- Low maintenance gardens
- Good amenities, boasts a village shop, post office, traditional village pub and community hall





Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	79
	EU Directive 2002/91/EC		

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