



## Church Close Atwick Driffield, YO25 8DJ

A Charming Two-Bedroom True Bungalow in the Sought-After Village of Atwick

Beautifully presented by the current owners, this delightful bungalow enjoys open countryside views to the rear and offers spacious, single-level living. The accommodation briefly comprises: entrance hall, comfortable lounge, modern kitchen, cosy conservatory, bathroom, two bedrooms, and a versatile study.

Outside, the property benefits from well-maintained gardens, a garage/workshop, and ample off-street parking.

Don't miss the chance to view this delightful property and discover all it has to offer.  
Call us now to book your viewing on 01964 533343.

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

**£180,000**

**Entrance Hall**  
PVC double glazed entrance door, laminated floor and radiator

**Lounge**  
13'6" x 11'2" (4.14 x 3.42)  
Laminated flooring, feature electric stove and a single PVC double-glazed door leading out to a decking area in the rear garden.

**Study**  
7'0" x 5'0" (2.14 x 1.53)  
Laminated flooring and internal window

**Kitchen**  
11'2" x 9'10" (3.41 x 3.00)  
Fitted wall and base units, electric oven & hob and space for washing machine. Lino flooring and tiled splash back. Window to side of property and door leading to conservatory.

**Master Bedroom**  
9'8" x 11'3" (2.97 x 3.43)  
Window to front of property, laminate flooring and radiator.

**Bedroom 2**  
6'7" x 9'10" (2.01 x 3.02)  
Window to front of property, laminate flooring and radiator.

**Bathroom**  
Step in shower cubicle with PVC boarding, combined wash basin vanity and toilet unit, laminated flooring and window to the side of the property.

**Conservatory**  
8'5" x 6'9" (2.58 x 2.07)  
Window to the side and rear of the property, laminate flooring and door to side of property

**Garage**  
Single garage or additional storage

**Front Garden**  
Gravelled easy maintenance front garden with concrete driveway to the side of property.

**Rear Garden**  
Easy to maintain paved patio with a cosy decking area and storage area

**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 try for yourselves - you have nothing to lose and everything to gain.

**Disclaimer**  
Laser Tape Clause - Laser Tape Clause

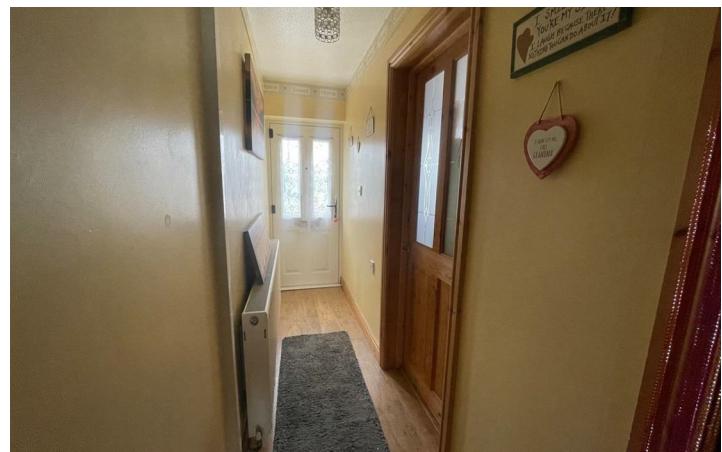
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

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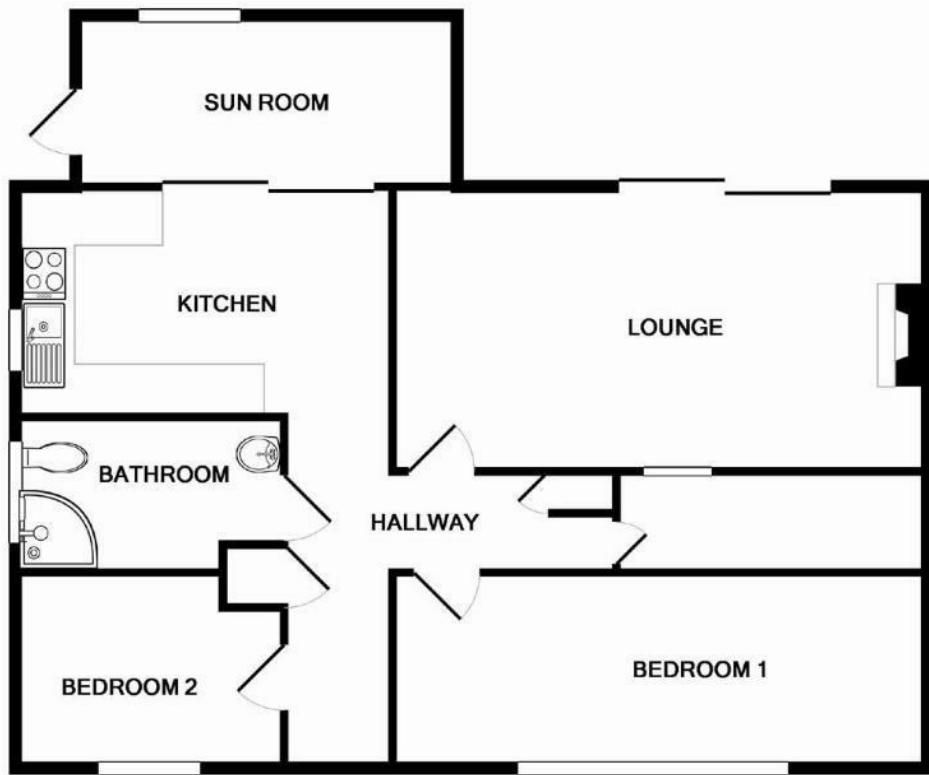
**Valuations**  
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Located in sought-after village
- True bungalow
- Bright conservatory / sun lounge overlooking the rear garden
- Garage/workshop for additional storage or hobby space
- Low-maintenance gardens with countryside views to the rear
- Ideal for downsizers or coastal living seekers
- Two well-presented bedrooms plus a versatile study
- Private driveway providing ample off-street parking
- Must be viewed property





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	37	
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			