

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Queens Mead

Lund, Driffield, YO25 9TJ

Offers In The Region Of £160,000



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Council Tax: B



# 6 Queens Mead

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## ENTRANCE HALL

UPVC front door, textured ceiling, radiator and stairs leading to the first floor landing.

## LOUNGE

11'4" x 12'9" (3.46m x 3.91m)

UPVC double glazed window to the front aspect, coving, textured ceiling, dado rail, open feature fireplace, radiator, TV point and power points.

## KITCHEN

10'2" x 12'9" (3.10m x 3.91m)

UPVC double glazed window to the rear aspect, textured ceiling, a range of wall and base units with roll top worksurfaces, tiled splash backs, space for cooker, sink and drainer unit, vinyl flooring and power points.

## UTILITY ROOM

A range of wall and base units with roll top work surfaces, space for washing machine, tiled flooring and power points.

## BEDROOM 1

10'1" x 16'2" (3.08m x 4.94m)

UPVC double glazed window to the front aspect, textured ceilings, radiator and power points.

## BEDROOM 2

10'1" x 9'10" (3.09m x 3.02m)

UPVC double glazed window to the rear aspect, textured ceiling, fitted wardrobes, radiator and power points.

## BATHROOM

UPVC double glazed opaque window to the rear aspect, textured ceiling, tiled walls, electric shower, bath with mixer taps, low flush WC, wash hand basin with pedestal and extractor fan.

## GARDEN

Mainly laid to lawn front and rear gardens with plant and shrub borders with beautiful views of open fields, patio area, outside tap and outside lights.

**\*\*A SPACIOUS TWO BEDROOM PROPERTY SITUATED IN THE PICTURESQUE VILLAGE OF LUND! \*\*THIS PROPERTY IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN\*\***

This delightful semi detached property sits on a enviable plot. In one of the East Yorkshire Wolds highly regarded villages, known for its scenic walks and cycle routes, excellent road connections to neighbouring towns and villages and not forgetting the Wellington Inn and village green being the heart of the community. The property its self is a fantastic entry level property for those looking to enjoy this exclusive piece of the countryside lifestyle home most of us seek. Briefly comprising of; entrance hall, downstairs toilet, lounge, breakfast kitchen, utility room, two double bedrooms and house bathroom. Externally, the property sits on a generous plot with mainly laid to lawn front and rear gardens.



## Road Map



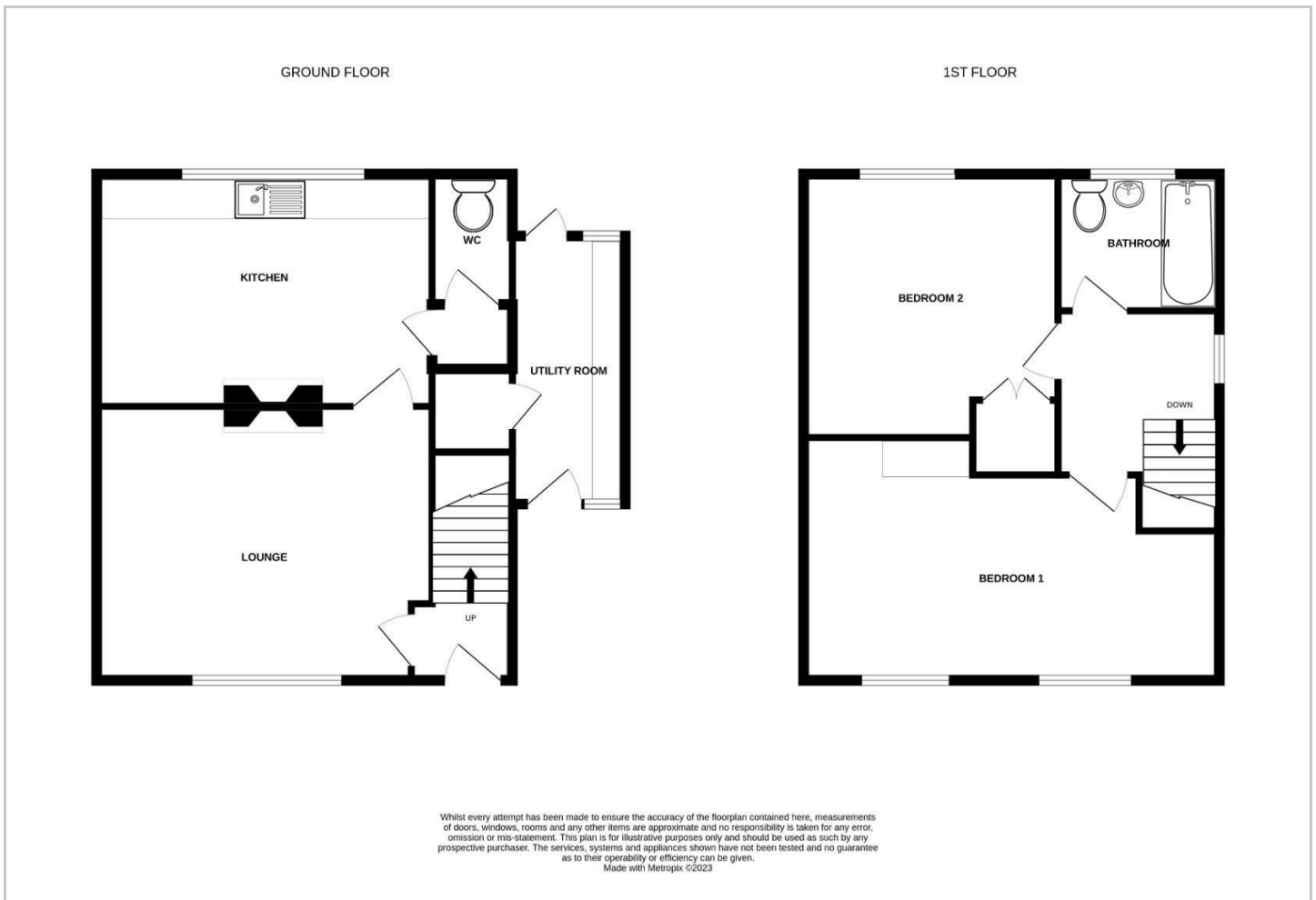
## Hybrid Map



## Terrain Map



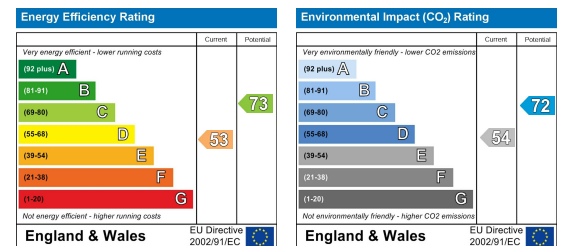
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.