



Shared Ownership
£82,500

**1 Edmond Close,
Driffield, YO25 5GJ**

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains.
Mains gas, water and electric.

TENURE
Details on request from the agent.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 14'10 (4.55m) x 3'5 (1.05m)

Inviting entrance hall with composite door to the front aspect, stairs leading to the first floor landing, built in storage cupboard, vinyl flooring, radiator and power points.

CLOAKROOM- 5'7 (1.72m) x 2'11 (0.89m)

Low flush WC, sink with pedestal, tiled splash back and mixer tap, wall mounted vanity unit, vinyl flooring, radiator and extractor fan.

KITCHEN/DINING AREA- 14'11 (4.55m) x 6'7 (2.01m)

Modern and sleek with window to the front aspect, a range of wall and base units, sink with drainer unit and mixer tap, space for fridge/freezer, plumbing for washing machine, electric oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

LOUNGE- 9'0 (2.74m) x 13'4 (4.07m)

French doors and windows over looking the garden, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING- 6'5 (1.97m) x 3'2 (0.98m)

Window to the side aspect, fitted carpets and power points.

BEDROOM ONE- 9'3 (2.82m) x 13'3 (4.06m)

Spacious and neutral double bedroom with

window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM TWO- 7'11 (2.42m) x 9'6 (2.91m)

Window to the front aspect, built in handy storage cupboard, fitted carpets, radiator and power points.

BATHROOM- 6'6 (2.00m) x 6'4 (1.94m)

Tasteful family bathroom with partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, radiator and extractor fan.

GARDEN

West facing garden which is mainly laid to lawn, patio area to the immediate rear, decking area, timber fencing, outside tap and gated side access.

PARKING

Off street parking for two cars.

SHARED OWNERSHIP

The price of the property is for 50% shared ownership. The remaining 50% is owned by Heylo Housing for which a monthly rent of £210.80. There is also a lease management fee of £24.36 and buildings insurance annually at £71.28. Please ask the agent for more details.

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DESCRIPTION

Proudly brought to the market and an opportunity to get on the property ladder, 1 Edmond Close is a charming two bedroom end terrace in immaculate condition. With a cosy atmosphere and an abundance of natural light, this home is perfect for those looking for a peaceful and relaxing space. Offering views over the local park, a short walk into town and the open countryside, this property has everything you could want in a home.

The property briefly comprises:- entrance hall, cloakroom, kitchen/dining area, lounge, first floor landing with two bedrooms, family bathroom, rear garden and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

