



**3 Hudson Drive**  
**Driffield, East Yorkshire YO25 5NX**  
**Price £250,000**

**WP** WOOLLEY  
& PARKS

\*\*\* A GENEROUS SEMI-DETACHED TRUE BUNGALOW IN A CUL-DE-SAC POSITION WITHIN EASY REACH OF AMENITIES - NO ONWARD CHAIN \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

HURRY TO VIEW this CHAIN FREE bungalow, standing in a convenient cul-de-sac position within reasonable walking distance of the town centre. Occupying a manageable plot with driveway parking on approach to an integral single garage, the property offers a deceptively spacious arrangement of accommodation, briefly comprising Entrance Hall, Living/Dining Room, Breakfast Kitchen, three double Bedrooms, House Bathroom and a Separate WC. The property has been well maintained, although there is scope for a degree of modernisation to a buyers own taste, and enjoys the benefit of gas central heating and double glazing throughout.



### Entrance Hall

A uPVC double glazed panel door opens from the side elevation into a welcoming hallway, with radiator, fitted carpet and a built-in airing cupboard.

### Living Room

20'9" x 11'7" max (6.32m x 3.53m max)

A lovely, spacious reception room features ceiling coving, radiator, TV/media points and a double glazed bay window to the front elevation. An electric fire, set within a marble composite hearth and back with painted mantelpiece surround, creates an appealing focal point.

### Kitchen

11'6" x 8'11" (3.51m x 2.72m)

With space for a small breakfast table, the kitchen is comprehensively fitted with a range of base, wall and drawer units with granite effect rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and gas hob, with pull-out extractor hood above, with recess spaces for additional freestanding appliances. With radiator, vinyl flooring, wall mounted gas central heating boiler and a double glazed window to the front elevation.

### Bathroom

8'2" x 7'9" max (2.49m x 2.36m max)

A cream coloured suite comprises of a panelled bath with mixer shower attachment and electric shower, pedestal wash basin and the WC, with half to full height wall tiling, fitted carpet, radiator, extractor fan and a double glazed window.

### Bedroom

11'11" x 10'1" (3.63m x 3.07m)

A comfortable double room featuring a range of fitted furniture comprising wardrobes, headboard, bedside drawer units and overhead cabinets. With radiator, TV point, fitted carpet and a double glazed window to the rear elevation.

### Bedroom/Office

10'1" x 8'8" (3.07m x 2.64m)

Presently fitted as a home office, with desk, drawers, shelving and wall cabinets, this is also could be a double room, with radiator, fitted carpet and a double glazed window.

### Bedroom

10'2" x 9'4" plus wardrobes (3.10m x 2.84m plus wardrobes)

Another good double room, with fitted wardrobes, TV aerial cable, radiator, fitted carpet and a double glazed window to the rear elevation. A lobby area off gives access to the rear, via a double glazed panel door.

### WC

5'5" x 2'8" (1.65m x 0.81m)

A useful convenience, off the bedroom, with a white suite of WC and pedestal hand basin, splash back tiling, radiator, extractor fan and a double glazed window.

### External

The property is ideal for those seeking a low maintenance outside space. The majority of the garden space is positioned in front of the bungalow and is predominantly lawned with planted shrub beds. A pathway leads from the gravelled driveway around the side of the bungalow towards the Entrance door, and continues towards the rear of the property where there is gated pedestrian access onto Wansford Road.

### Integral Garage

18'1" x 9'2" (5.51m x 2.79m)

With up and over door from the driveway, electric lighting and power sockets.

### Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - C.

### Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

### Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

### Disclaimer:

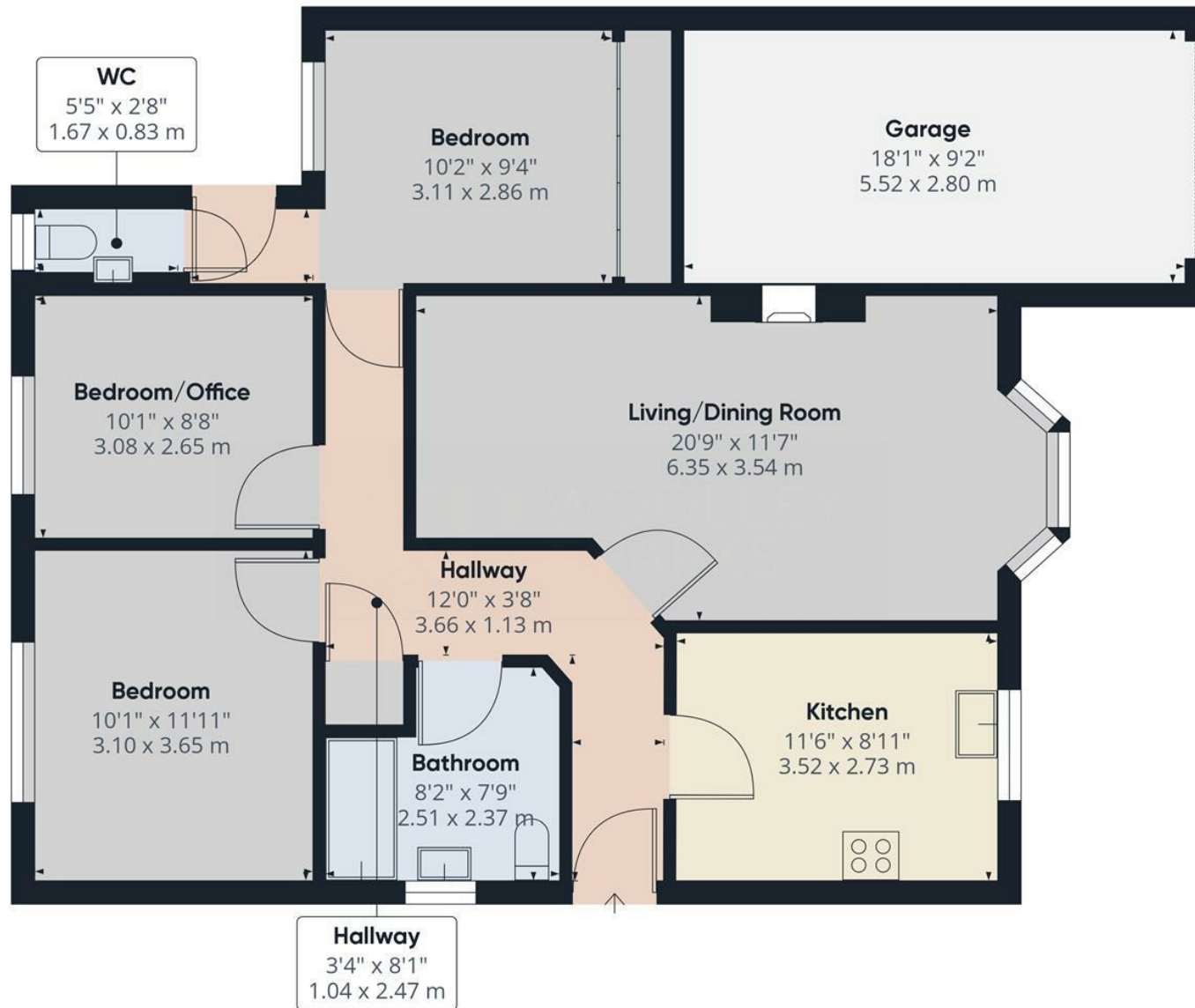
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### Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Approximate total area<sup>1)</sup>

1024.66 ft<sup>2</sup>  
95.19 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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