



9a Middle Street South
Driffield, East Yorkshire YO25 6PT
Guide price £175,000

WP WOOLLEY
& PARKS

ATTRACTIVE SEMI DETACHED IN A PRIME TOWN CENTRE LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE***

This immaculately presented property deserves more than a passing glance. Having been beautifully updated and enhanced by the current owners to offer a warm and inviting home that would suit any buyer. Refurbished from top to bottom with quality fixtures and a neutral décor throughout. Naturally light with entrance hall, lounge, open plan dining kitchen and a super sun room extension all to the ground floor with two double bedrooms and stylish shower room to the first. Externally the property enjoys an enclosed landscaped garden with gated side access and the use of a single garage. Located within the heart of the popular market town of Driffield boasting a variety of local amenities on the doorstep plus well regarded schools and transport links. Offered to the open market at a competitive price, this exceptional home is simply a must see.



Entrance Hall 5'5" m x 5'1" m (1.67 m x 1.56 m)
Warm and inviting entrance hall with attractive composite door to front elevation, straight flight staircase leads to first floor accommodation with central heating radiator and fitted carpets.

Living Room 13'6" x 11'11" (4.13m x 3.64m)
Beautifully presented living room, naturally light with double glazed bay window to front elevation, attractive fitted coving, under stairs storage cupboard, central heating radiator and fitted carpets.

Dining/Kitchen 15'4" x 8'7" (4.68m x 2.63m)
Open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units in a high gloss finish with contrasting work surfaces and matching splash backs, inset one and half bowl sink unit with drainer and mixer tap over, integrated single oven, four ring gas hob and fitted extractor hood plus ample space and plumbing for free standing appliances, double glazed window and internal French doors to rear elevation with central heating radiator and wood effect flooring.

Sun Room 8'9" x 8'2" (2.67m x 2.51m)
Superb sun room extension boasting unspoiled garden views with double glazed windows to dual aspect, external door to rear, central heating radiator allowing the room to be used all year round with wood effect flooring throughout.

First Floor Landing 8'3" x 6'7" (2.52m x 2.02m)
Built in over the stairs storage cupboard, access to part boarded loft space and fitted carpets throughout.

Main Bedroom 15'3" x 7'11" (4.65m x 2.43m)
Well presented and spacious main bedroom with double glazed windows to front elevation, central heating radiator and fitted carpets.

Bedroom Two 12'2" x 8'1" (3.73m x 2.47m)
A further spacious double bedroom with built in wardrobes to one wall, attractive fitted coving, central heating radiator, double glazed window to rear elevation and fitted carpets.

Shower Room 6'7" x 5'5" (2.02m x 1.67m)
Updated and stylish fitted shower room comprising wet walled shower cubicle with mains powered shower over, vanity style unit incorporating hand wash basin, storage and low flush w/c, wet walled splash backs, double glazed window to rear elevation, heated towel rail and wood effect flooring.

Rear Garden
Enclosed landscaped garden to the rear of the property offering a fair degree of privacy with raised planters and well stocked beds, paved patio areas ideal for entertaining with external storage, outside tap and gated side access.

Garage
The property benefits from having exclusive use over a single garage accessed via The Forge.

Council Tax :
Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band B

Services :
The property is understood to be connected to all main services.

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

Disclaimer :
These particulars are produced in good faith, are

set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

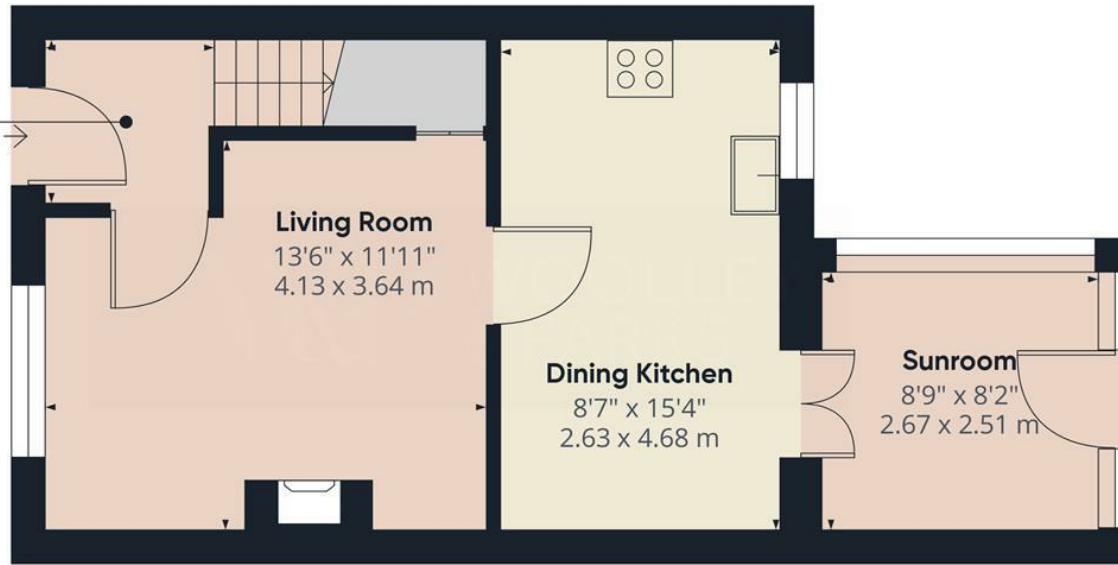
Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place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







Hallway
5'5" x 5'1"
1.67 x 1.56 m



Ground Floor

Approximate total area¹⁾

720.32 ft²
66.92 m²



Shower Room
5'5" x 6'7"
1.67 x 2.02 m

Floor 1

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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