



43 Wansford Road
Driffield
YO25 5LZ

ASKING PRICE OF

£125,000

2 Bedroom Mid Terrace House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge

 2
  1
  1
  On Road Parking
  Gas Central Heating

43 Wansford Road, Driffield, YO25 5LZ

A super inner terraced house, conveniently situated for access into the town centre, which is only a short walk away.

This is an ideal starter home, or even for those requiring low maintenance accommodation, that includes two bedrooms as well as good-sized lounge, fitted kitchen and shower room.

A particular feature of this house is the enclosed rear garden, accessed via a side passage shared with the neighbouring property. As such, the garden could be suitable for buyers with pets and it has a sunny westerly facing aspect.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Kitchen



Shower Room



Bedroom

Accommodation

ENTRANCE INTO:

LOUNGE

18' 10" x 11' 6" (5.75m x 3.53m)

An attractive through room which features a gas fire having an ornamental surround and staircase leading up to the first floor. Laminate floor. Radiator.

KITCHEN

9' 1" x 7' 6" (2.79m x 2.3m)

Fitted along two walls with a range of base and drawer units having worktops over and integrated appliances including electric oven and gas four ring hob with extractor canopy over. Stainless steel one and a half bowl sink with swan neck mixer tap and space and plumbing for an automatic washing machine.

LOBBY

With door to the rear and built-in cupboard housing boiler.

SHOWER ROOM

With vanity wash hand basin, low-level WC and shower enclosure. Wall mounted mirror and radiator.

FIRST FLOOR

LANDING

BEDROOM 1

11' 11" x 9' 4" (3.64m x 2.87m)

With front facing window. Radiator.

BEDROOM 2

9' 5" x 9' 2" (2.89m x 2.8m)

With rear facing window. Radiator.

OUTSIDE

The property is built flush to the pavement. A side passage shared with the adjacent property leads to the rear of the house where there is an enclosed area of predominantly lawned garden. This also includes side beds and shed.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 55 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom



Garden

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band (to be confirmed).

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

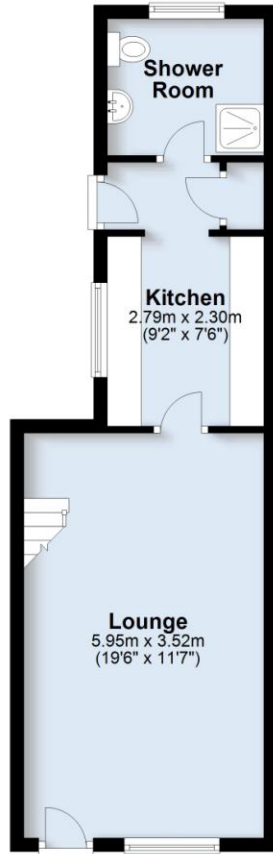
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 55 sq m

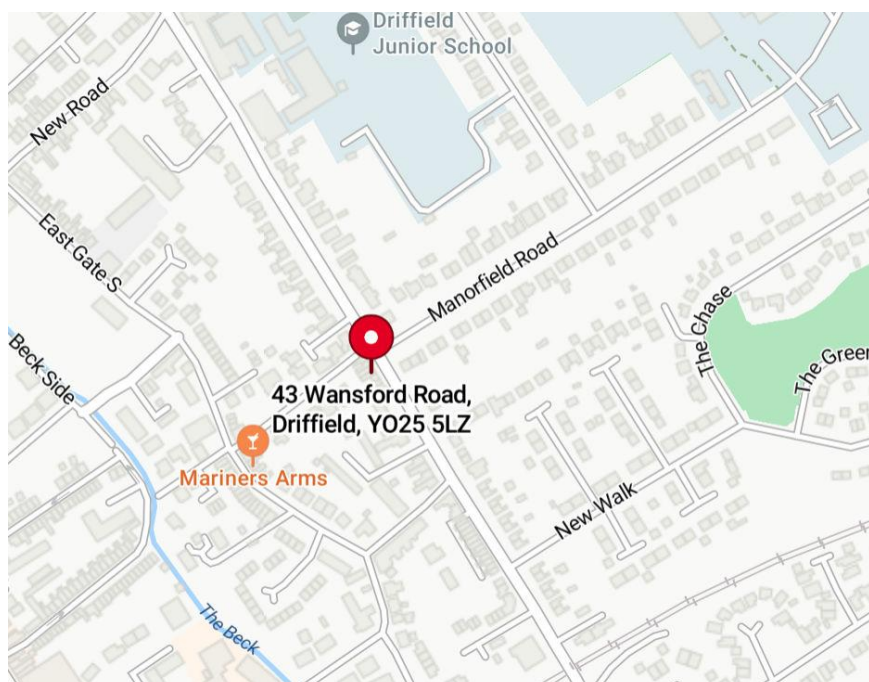
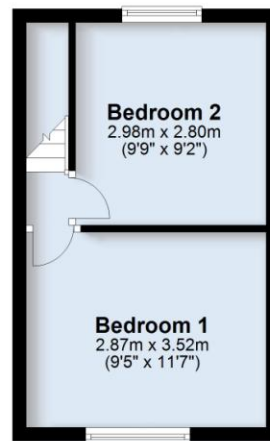
Ground Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



First Floor

Approx. 21.0 sq. metres (225.8 sq. feet)



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EST 1891



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