



**35 Berriman Drive**  
**Driffield, YO25 5DX**  
**Asking price £170,000**





**\*\*\*CALLING ALL FIRST TIME BUYERS\*\*\*NO ONWARD CHAIN\*\*\*** Immaculately presented 2 bedroom semi detached home in a sought after Driffield Development. Situated in the heart of a popular development in Driffield, this almost new 2 bedroom semi detached property is presented in immaculate condition, offering stylish and modern living throughout. Ideal for first time buyers, couples, or investors, this home provides the perfect balance of comfort and convenience.

The property briefly comprises, entrance hall, cloaks/WC, kitchen, lounge, 2 double bedrooms, bathroom, parking for two vehicles.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating B



**ENTRANCE HALL** 10'2" x 3'5" (3.12 x 1.05)  
With composite door into, radiator, stairs leading off and doors to.

**CLOAKS/WC** 5'1" x 3'0" (1.55 x 0.92)  
With white suite comprising low level wc and wall mounted wash hand basin, tiled splash back, window to front elevation and vinyl flooring.

**KITCHEN** 10'2" x 6'2" (3.10 x 1.89)  
With a modern range of wall, base and drawer units, with worktop over. Integrated fridge freezer, tiled splash back, stainless steel sink and mixer tap, wall mounted gas central heating boiler, radiator, window to front elevation and vinyl flooring.

**LOUNGE** 12'11" x 13'2" (3.96 x 4.02)  
A light and spacious room with French doors opening onto the rear garden, storage cupboard, radiator and TV point.

**LANDING** 6'2" x 3'1" (1.88 x 0.96)  
With radiator, loft access and doors to.

**BEDROOM 1** 9'1" x 11'0" (2.77 x 3.37)  
With two windows to the front elevation, fitted wardrobes, radiator.

**BEDROOM 2** 7'6" x 10'11" (2.31 x 3.35)  
With two windows to the rear elevation, fitted wardrobes, views over the rear garden, radiator.

**BATHROOM** 6'2" x 5'6" (1.88 x 1.68)  
With modern white suite comprising pedestal wash hand basin, low level wc, panelled bath with shower over, glass shower screen, window to side elevation.

**GARDEN**  
The rear garden is mainly laid to lawn with shrub borders and a large patio area, a great space for entertaining.

**PARKING**  
Blocked paved driveway to the front of the property providing parking for two vehicles.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is B.

**COUNCIL TAX BAND**  
The council tax band is B.

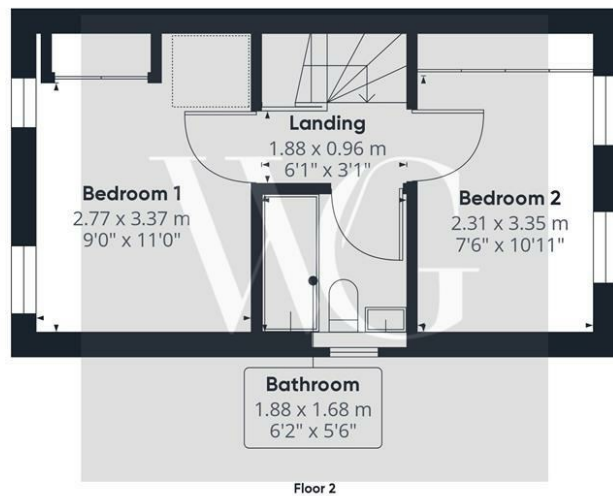
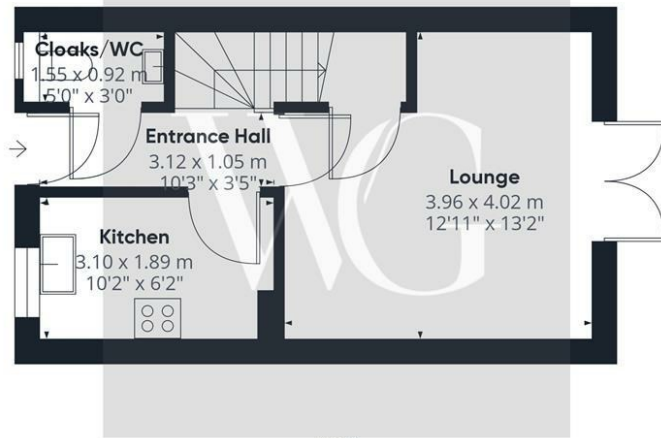












WG

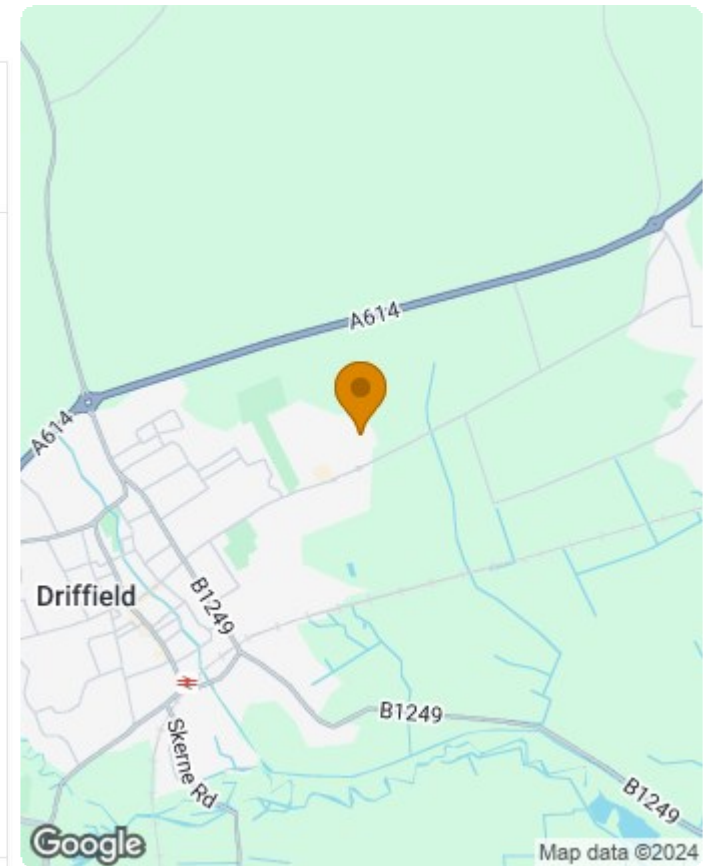
Approximate total area<sup>®</sup>  
52.34 m<sup>2</sup>  
563.37 ft<sup>2</sup>

(1) Excluding balconies and terraces.

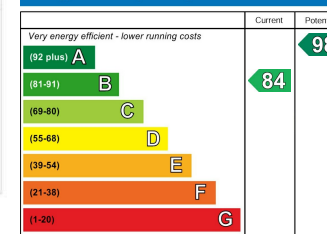
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



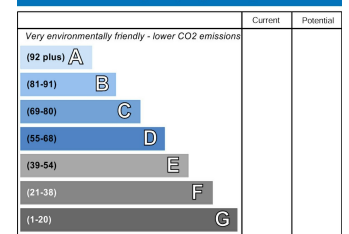
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633