



**1 Brunswick Terrace**  
**Driffield, YO25 6TB**  
**Asking price £130,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



A delightful two-bedroom terraced house brimming with potential. Nestled in a convenient and well-connected location, this property offers an exciting opportunity to create your dream home.

Standing on a substantial plot with large garden to the front, the property now needs a little cosmetic updating inside, but the wet room is brand new. **THIS IS A GREAT STARTER HOME/ HOLIDAY HOME/ NEXT TIME BUYER!**

The property briefly comprises entrance hall, 'L' shaped lounge/ diner, kitchen, wet room, landing, two double bedrooms, large garden and potential vehicular access, subject to consents.

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 D



**ENTRANCE HALL** 3'6" x 8'9" (1.08 x 2.67)  
With Upvc door into and tiled flooring.

**'L' SHAPED LOUNGE/ DINING ROOM** 22'7" x 23'11" (6.90 x 7.30)  
A super spacious room with understairs cupboard, feature fireplace with electric fire in situ, stairs leading off, door to kitchen and French doors to garden.

**KITCHEN** 8'8" x 8'8" (2.65 x 2.65)  
With range of wall and base units, space for washing machine and fridge, slot in gas cooker, stainless steel sink with mixer tap, work surface over, wetwall spash back, coving, vinyl flooring and window to front.

**WET ROOM** 5'11" x 8'5" (1.82 x 2.57)  
A recently fitted wet room with shower, wc and pedestal wash hand basin, wet room flooring and fully tiled walls. Extractor fan, wall mounted heater, radiator and window to front elevation.

**LANDING**  
With window to rear elevation.

**BEDROOM 1** 12'4" x 11'0" (3.77 x 3.36)  
With window to front elevation, radiator and range of fitted wardrobes.

**BEDROOM 2** 8'6" x 14'1" (2.60 x 4.30)  
With window to front elevation, range of fitted wardrobes, radiator, cylinder cupboard and storage cupboard housing wall mounted gas central heating boiler.

**OUTSIDE**  
The property is accessed from the northern side of Westgate, there is pedestrian access (there is a potential vehicular access subject to consents).

The property has a large plot with timber workshop, shed, aviary, greenhouse, pond and gravelled areas. There is a paved seating area to the front of the dwelling. The garden is low maintenance, but could easily be changed to suit the buyer.

**PARKING**  
There is on street parking, but there is potentail vehicular access, subject to consents.

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

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy rating is TBC.

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

**NOTE**  
The property is sold with NO CHAIN.

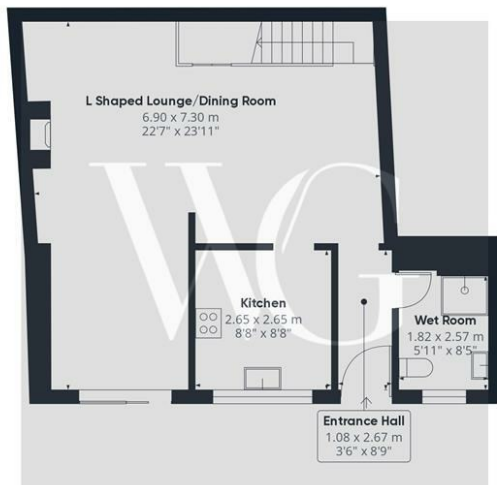












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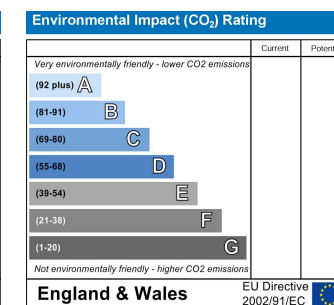
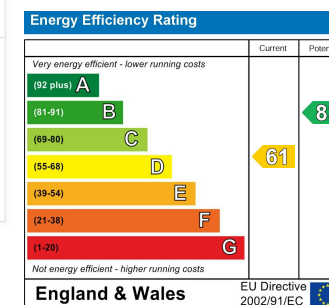
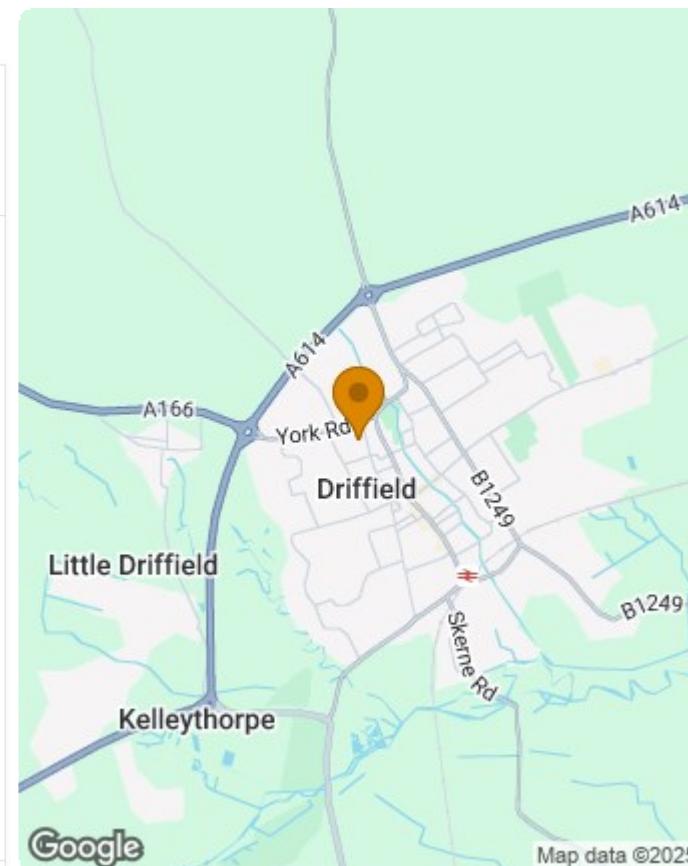
Approximate total area<sup>(1)</sup>  
78.31 m<sup>2</sup>  
842.91 ft<sup>2</sup>

(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.

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