



## The Courtyard, Driffield, YO25 8SU

**£155,000**

3 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

House

# PROPERTY SUMMARY



A well-presented three-bedroom terraced home situated in a quiet cul-de-sac within the popular village of Skipsea. The property offers comfortable and practical accommodation, ideal for families, first-time buyers or those seeking a peaceful village setting.

The ground floor comprises a welcoming lounge to the front and a kitchen diner to the rear, with space for everyday dining and access to the garden.

To the first floor are three bedrooms, including two doubles and a third single bedroom, together with a modern family bathroom.

Externally, there is an enclosed rear garden providing a private outdoor space, while to the front the property benefits from off-street parking. Well placed for local amenities and transport links, this home offers an excellent opportunity in a sought-after location.

EPC: C  
Council Tax: B  
Tenure: Freehold

**Front Garden**  
Includes parking for two.

**Entrance Hall**  
7'9" x 4'8"  
Entrance door leading to staircase to first floor, Radiator and laminate floor.

**Lounge**  
18'5" x 12'3"  
Front facing bay window, Electric fireplace, Coving ceiling, Econ seven radiator and carpeted.

**Kitchen Diner**  
15'6" x 9'8"  
Rear-facing window and doors providing access to the garden. Fitted with a range of wall and base units with complementary work surfaces, incorporating a single-drainer one-and-a-half bowl composite sink. Built-in electric hob with extractor fan over and built-in electric oven. Partly tiled walls and coving to the ceiling. Economy 7 radiator. Space and plumbing for a washing machine, space for a fridge freezer, and additional cupboard storage.

**First Floor Landing**  
Carpeted with coving, a cupboard and a spindle banister.

**Master Bedroom**  
13'6" x 8'7"  
Front Facing window, Built in wardrobes, Coving to ceiling, Electric heater and carpeted.

**Bedroom 2**  
9'8" x 8'7"  
Carpeted with a rear facing window, coving ceiling and loft access.

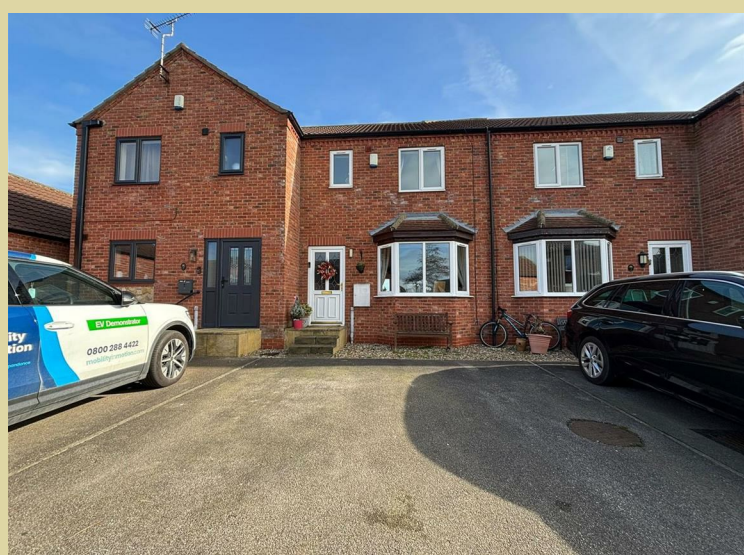
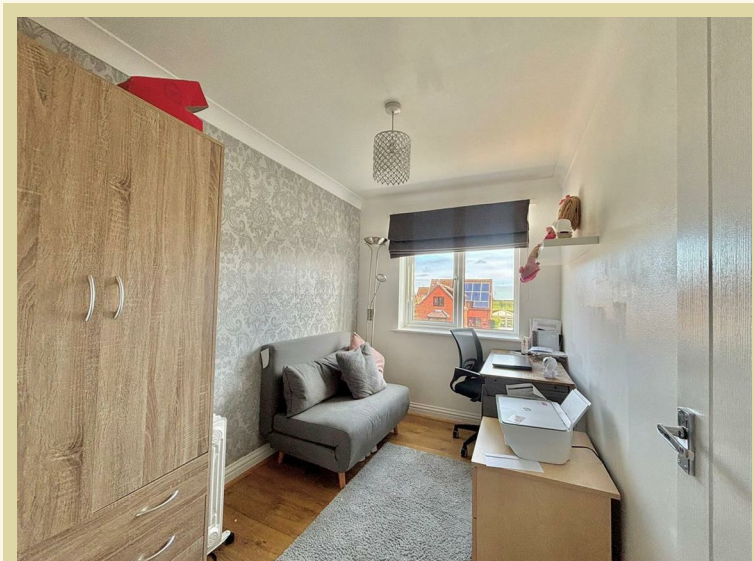
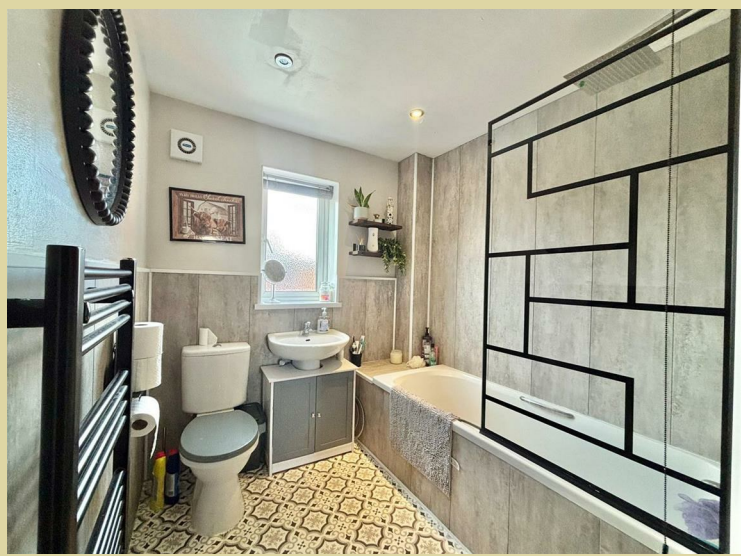
**Bedroom 3**  
9'8" x 6'6"  
Features include laminate floor, Coving to ceiling and a rear facing window.

**Bathroom**  
6'10" x 6'6"  
Front-facing window. Comprising a W.C., pedestal hand wash basin, and panelled bath with shower over. Heated towel rail and extractor fan. Vinyl flooring and part shower boarding to walls.

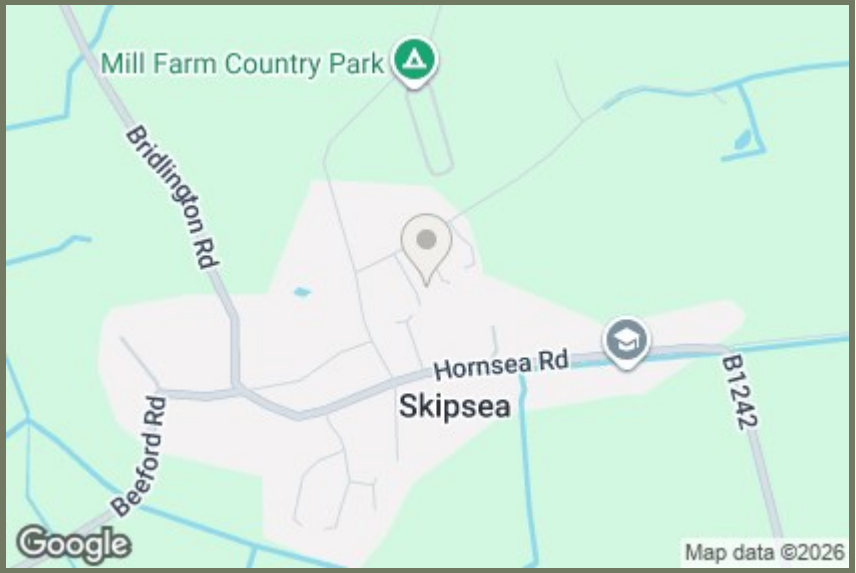
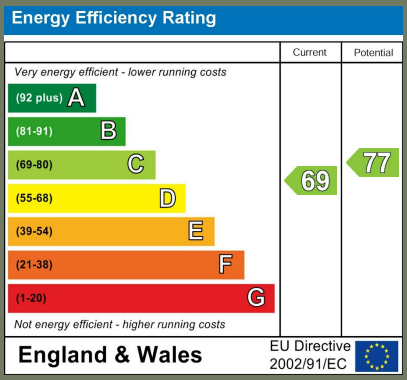
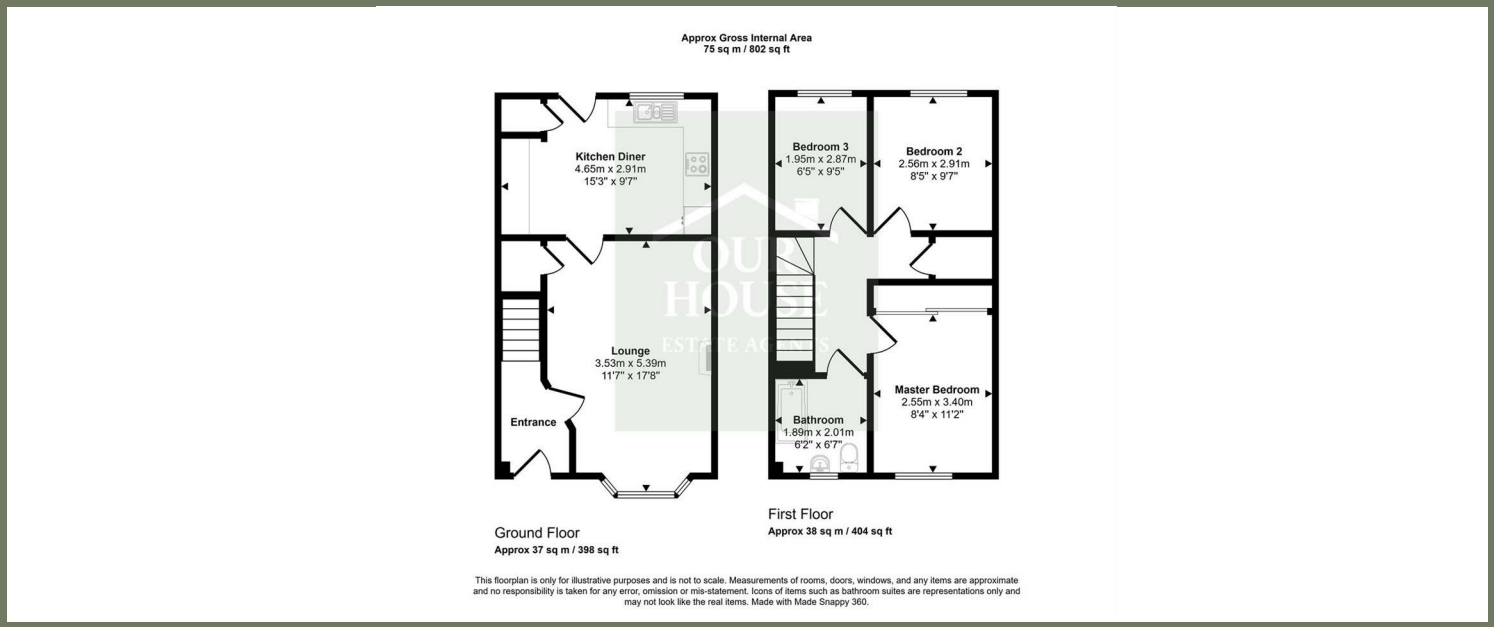
**Rear Garden**  
The garden is laid mainly to lawn with a part-gravelled area and ornamental pathway. Enclosed by fenced boundaries with planted borders and a decked seating area.







Floorplan, EPC and location



Council Tax Band - B

Tenure - Freehold

ARRANGE A VIEWING



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PHONE - 01964 532121

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EMAIL - office@ourhouseestateagents.co.uk

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OFFICE - 20 Newbegin, Hornsea, HU18 1AG

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WEB - ourhouseestateagents.co.uk