



Approximate total area⁽¹⁾
701 ft²
65.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Guide Price
£168,000

7 Wood Green,
Driffield, YO25 6SR



SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Door to the front aspect, coving, laminated wood effect flooring and wall mounted electric heater.

HALLWAY

Coving, large walk in storage cupboard, fitted carpets, wall mounted electric heater and power points.

LOUNGE- 11'10 (3.63m) x 13'11 (4.26m)

Cosy living space with bay window to the front aspect, coving, gas fireplace with hearth and surround, fitted carpets, wall mounted electric heater, TV point and power points.

KITCHEN/BREAKFAST AREA- 7'10 (2.41m) x 13'2 (4.01m)

Window to the front aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, space for white goods, oven with electric hob and extractor hood, tiled flooring, wall mounted electric heater and power points.

BEDROOM ONE- 11'2 (3.43m) x 10'2 (3.11m)

Double bedroom with window to the rear aspect, coving, built in cupboards, fitted carpets, wall mounted electric heater and power points.

BEDROOM TWO- 8'1 (2.47m) x 10'3 (3.13m)

Another double bedroom with door and window to the rear aspect leading out to the garden, coving, fitted carpets, wall mounted electric heater and power points.

SHOWER ROOM- 8'8 (2.65m) x 8'0 (2.45m)

Newly fitted shower room with opaque window to the side aspect, coving, built in storage cupboard, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and back splash, large walk in shower, heated towel rail, laminated flooring and extractor fan.

GARDEN

There is a small garden to the rear of the property which is East facing and is laid with lawn and patio area to the immediate rear.

PARKING

Off street parking.

AGENTS NOTES

There is a annual fee of around £1,400 which can also be paid in monthly installments for the up keep of communal areas.

**7 Wood Lane,
Driffield, YO25 6SR**

DESCRIPTION

Brought to the market in exceptional condition, 7 Wood Green is a beautifully presented two bedroom semi-detached bungalow. Located in a great location close to the local town centre, this development is designed for the over 55's providing practicality and convenience. Benefitting from a brand new shower room and neutral decor throughout, the property is move in ready and enjoys a lovely communal garden to the rear. Viewings are essential!

The property briefly comprises:- entrance hall, hallway, lounge, kitchen/breakfast area, two double bedroom, shower room, rear garden and parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

