



35 Laburnum Avenue, Cranswick

Driffield

Offers Over £230,000

35 Laburnum Avenue

Cranswick, Drifffield

Beautifully presented 3-bed semi in sought-after village. Features double bedrooms, off-road parking, private garden, and converted garage for gym, office, or studio. Ideal for families.

Council Tax band: B

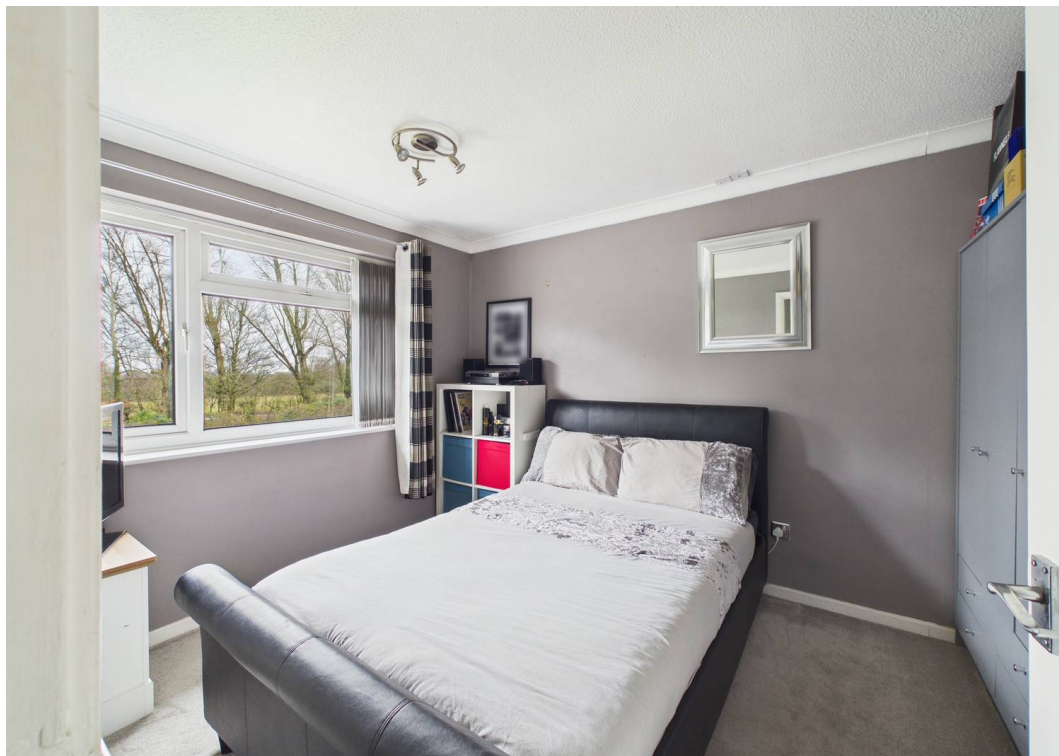
Tenure: Freehold

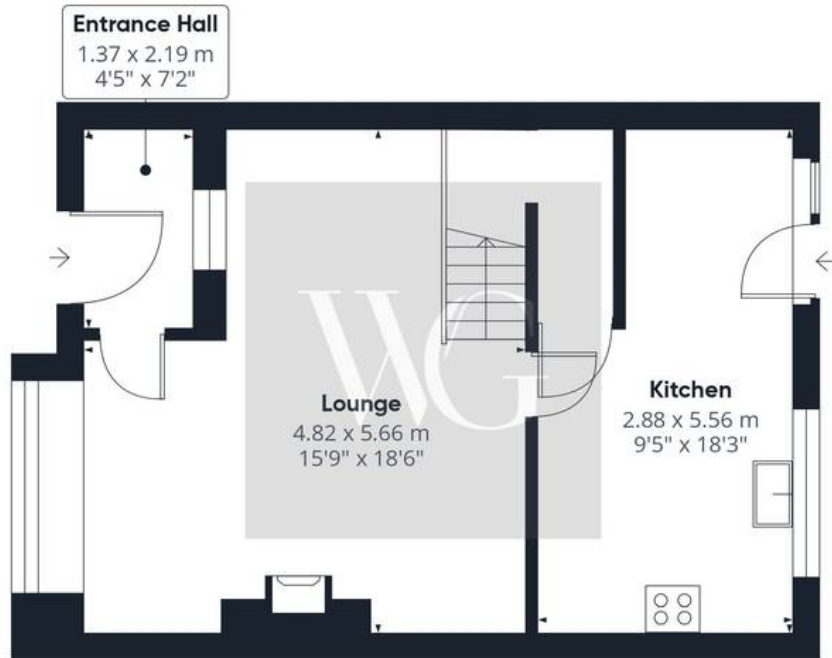
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DELIGHTFUL WELL MAINTAINED THREE BEDROOM PROPERTY
- SEMI-DETACHED HOUSE
- GOOD SIZED PRIVATE REAR GARDEN
- MULTI-FUEL BURNING STOVE
- RECENTLY RE-FITTED KITCHEN
- MODERN BATHROOM
- GREAT VILLAGE LOCATION
- CLOSE TO AMENITIES AND TRANSPORT LINKS



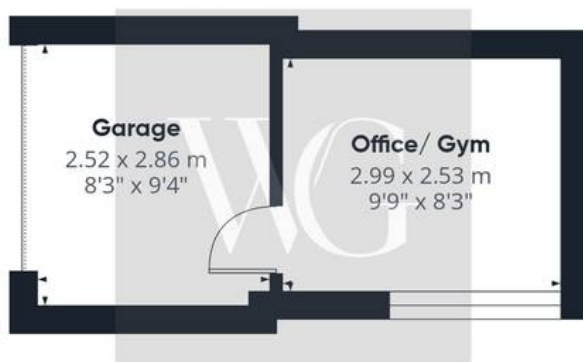




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

WG

Approximate total area⁽¹⁾

100.4 m²

1080 ft²

(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.

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