



31 Laburnum Avenue, Cranswick

Driffield

Offers Over £210,000

31 Laburnum Avenue

Cranswick, Driffield

No onward chain. Three bedroom semi in sought-after Cranswick village. Spacious living, gardens, driveway parking, and garage. Ideal for families or couples seeking village life.

Council Tax band: B

Tenure: Freehold

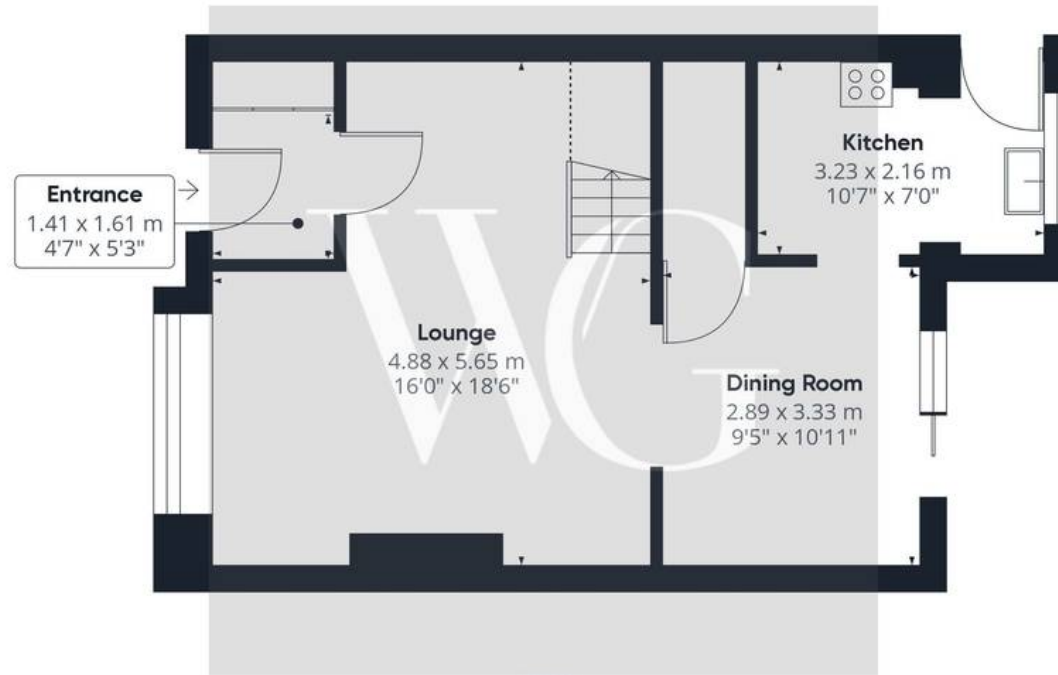
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

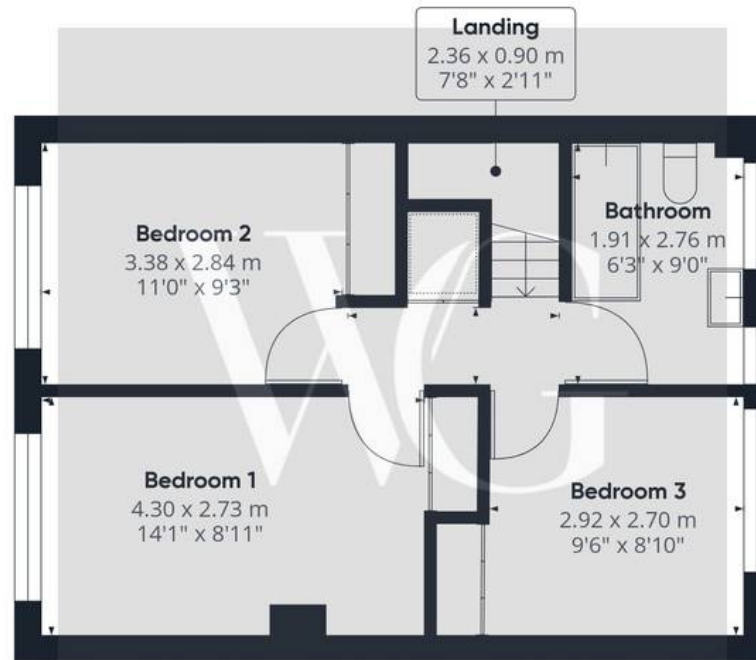
- 3 DOUBLE BEDROOMS
- DESIRABLE VILLAGE LOCATION
- GAS CH & UPVC DG
- FRONT & REAR GARDEN WITH GRAVELLED DRIVE
- SEMI-DETACHED HOUSE
- LARGER THAN AVERAGE GARAGE
- PARKING FOR SEVERAL VEHICLES







Floor 1



Floor 2

Approximate total area⁽¹⁾85.62 m²921.61 ft²**Reduced headroom**1.9 m²20.45 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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