



45 Wansford Road
Driffield

YO25 5LZ

ASKING PRICE OF

£120,000

2 Bedroom Mid Terraced House



Garden



2



1



1



On Road
Parking



Gas Central Heating

45 Wansford Road, Driffield, YO25 5LZ

An **EXCELLENT VALUE FOR MONEY** mid terraced house, conveniently situated for access into the town centre via Dunn's Lane.

This is an excellent home for first time buyers and it provides a lounge plus separate fitted kitchen, two first floor bedrooms and, rarely for properties of this nature, a first floor shower room.

Gardens to the rear of the property are enclosed and offer a sunny west facing aspect

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Kitchen



Bedroom 1



Bedroom 2

Accommodation

FRONT ENTRANCE

Into:

LOUNGE

11' 8" x 9' 0" (3.57m x 2.76m)

With front facing window. Radiator.

KITCHEN

9' 6" x 9' 5" (2.90m x 2.89m)

Fitted range of kitchen units including base and wall mounted cupboards. Integrated oven with gas hob and extractor fan over. Inset sink with single drainer and base cupboard beneath. Space and plumbing for automatic washing machine. Rear door.

Staircase leading off to the first floor.

FIRST FLOOR

BEDROOM 1

15' 6" x 9' 3" (4.73m x 2.82m)

With front facing window. Radiator.

BEDROOM 2

9' 6" x 9' 4" (2.91m x 2.85m)

With rear facing window. Radiator.

SHOWER ROOM

9' 2" x 3' 8" (2.81m x 1.14m)

With shower enclosure having a plumbed-in shower, low level WC and wash had basin. Radiator.

OUTSIDE

The property is built flush to the pavement. There is a side passage between this and the adjacent property which leads to the rear. There is a path immediately to the rear of the house over which the neighbouring property has a right of way. Beyond this is an enclosed area of garden which is of a reasonable proportion.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.



Shower Room



Garden

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

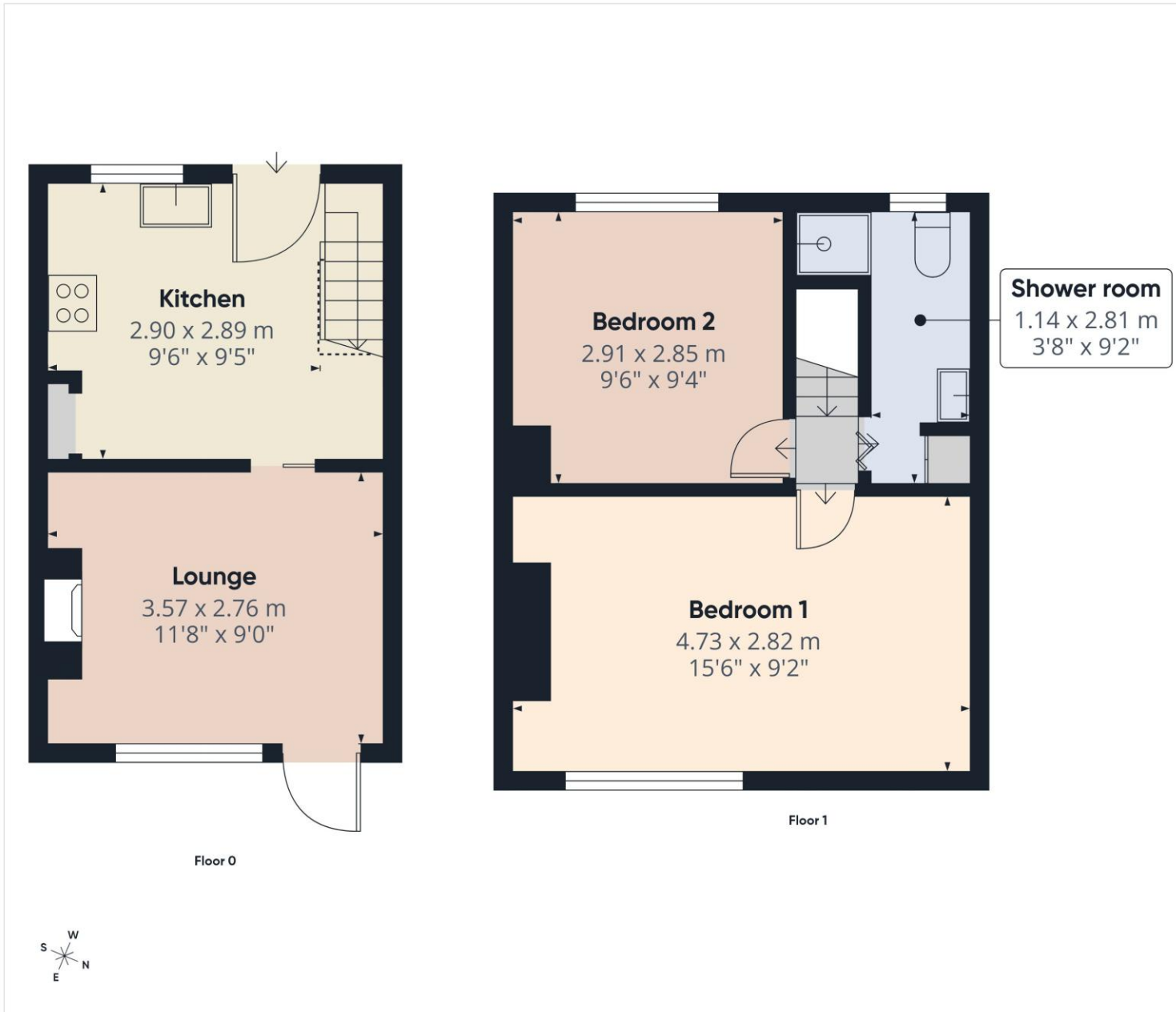
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 46 sq m (495 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Eastfield Farm

vgate Farm

Water Forloms

Field House Farm

Hospital

DRIFFIELD

The Beck

45 Wansford Road

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap

LANDMARK INFORMATION

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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