



Approximate total area<sup>(1)</sup>  
644 ft<sup>2</sup>  
59.9 m<sup>2</sup>

(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**  
**£165,000**

**6 Kings Mead,**  
**Driffield, YO25 5FD**



**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		
69-80	C		
55-68	D	61 D	80 C
39-54	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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# 6 Kings Mead, Driffield, YO25 5FD

## DESCRIPTION

6 Kings Mead is a well proportioned semi-detached bungalow located in a highly regarded area offering comfortable living throughout. The property benefits from two good size bedrooms and the advantage of no onward chain making it the ideal property for those looking to downsize. The en-closed garden makes a great outdoor space to enjoy with family and friends and is conveniently located close to the local town centre.

The property briefly comprises:- entrance hall, kitchen, lounge, two bedrooms, conservatory, shower room, rear garden and gated off street 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.

## THE ACCOMMODATION COMPRISES:-

**ENTRANCE HALL- 3'3 (1.01m) x 9'10 (3.01m)**

Door to the side aspect, vinyl flooring, radiator and power points. There is also access to the loft space.

**KITCHEN- 8'4 (2.55m) x 10'3 (3.14m)**

Large window to the front aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit and mixer tap, plumbing for washing machine, space for fridge/freezer and dryer, electric oven, gas hob, extractor hood, vinyl flooring and power points.

**LOUNGE- 12'0 (3.68m) x 15'11 (4.87m)**

A spacious a light living area with window to the front aspect, coving, wall mounted electric fireplace with hearth and surround, fitted carpets, radiator, TV point and power points.

**BEDROOM ONE- 10'10 (3.32m) x 13'3 (4.06m)**

Double bedroom with window to the rear aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

**BEDROOM TWO- 9'4 (2.85m) x 8'9 (2.68m)**

French doors to the rear, coving, laminated flooring, radiator and power points. Leading into:

**CONSERVATORY- 8'0 (2.45m) x 8'4 (2.54m)**

French doors to the rear with windows to all three sides, tiled flooring, radiator and power points.

**SHOWER ROOM- 5'6 (1.70m) x 6'2 (1.88m)**

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower cubicle, vinyl flooring, radiator and extractor fan.

## GARDEN

North facing garden which is mainly laid with lawn, patio area, planted flowers and shrubs with hedging and timber fencing with gated side access.

## PARKING

There is a gated car port to the side of the property with off street parking for two cars.



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