



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 'A'.

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.



Guide Price
£133,500

67 Wansford Road,
Drifffield, YO25 5NG



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 12'0 (3.66m) x 10'0 (3.07m)

Door and window to the front aspect, feature fire surround and stone hearth, fitted carpets, radiator, TV point and power points.

KITCHEN- 12'0 (3.68m) x 9'11 (3.03m)

Window to the rear aspect, stairs leading to the first floor landing with understairs cupboard, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, space for oven and hob, extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 5'8 (1.75m) x 7'9 (2.37m)

Door and window to the side aspect, tiled splash back, base units with worktop, plumbing for washing machine, vinyl flooring, radiator and power points.

BATHROOM- 5'7 (1.71m) x 7'2 (2.20m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring, radiator and extractor fan.

CONSERVATORY- 6'4 (1.94m) x 7'8 (2.34m)

Leading on from the utility room is a conservatory with door and window to the back and windows to the side aspect, vinyl flooring and power points.

FIRST FLOOR LANDING

Stairs leading to the second floor, fitted carpets and power points.

BEDROOM ONE- 12'0 (3.67m) x 10'2 (3.11m)

Window to the rear aspect, built in cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 11'3 (3.44m) x 10'0 (3.05m)

Window to the front aspect, built in cupboard housing the gas boiler, fitted carpets, radiator and power points.

SECOND FLOOR:

BEDROOM THREE- 11'4 (3.46m) x 13'0 (3.97m)

Velux window to the rear aspect, fitted carpets, radiator and power points.

GARDEN

South West facing garden which has yard to the immediate rear leading to a fence into the rest of the garden which is easily maintainable with gravel, two storage sheds, fully enclosed garden and mature trees.

PARKING

On street parking.

67 Wansford Road, Driffield, YO25 5NG

This well-maintained three double bedroom home is offered with no onward chain! 67 Wansford Road is an ideal choice for buyers looking for a straightforward move. Competitively priced and presented in excellent condition throughout, the property benefits from fresh, neutral décor that provides a bright and airy feel. The spacious accommodation offers three well-proportioned double bedrooms, while inside provides comfortable living with plenty of scope for you to add your own personal style over time. Outside, it enjoys a well-proportioned garden and is conveniently located close to the town centre and local amenities, making it an excellent opportunity to purchase a home in a desirable location.

The property briefly comprises:- entrance into a living space, kitchen, utility room, bathroom, conservatory, first floor landing with two double bedrooms, second floor to a third bedroom, rear garden and on 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.

