



7 The Courtyard, Driffield, YO25 8SU

£165,000



A well-presented three-bedroom terraced home situated in a quiet cul-de-sac within the popular village of Skipsea. The property offers comfortable and practical accommodation, ideal for families, first-time buyers or those seeking a peaceful village setting.

The ground floor comprises a welcoming lounge to the front and a kitchen diner to the rear, with space for everyday dining and access to the garden.

To the first floor are three bedrooms, including two doubles and a third single bedroom, together with a modern family bathroom.

Externally, there is an enclosed rear garden providing a private outdoor space, while to the front the property benefits from off-street parking. Well placed for local amenities and transport links, this home offers an excellent opportunity in a sought-after location.

EPC: C
Council Tax: B
Tenure: Freehold

Front Garden

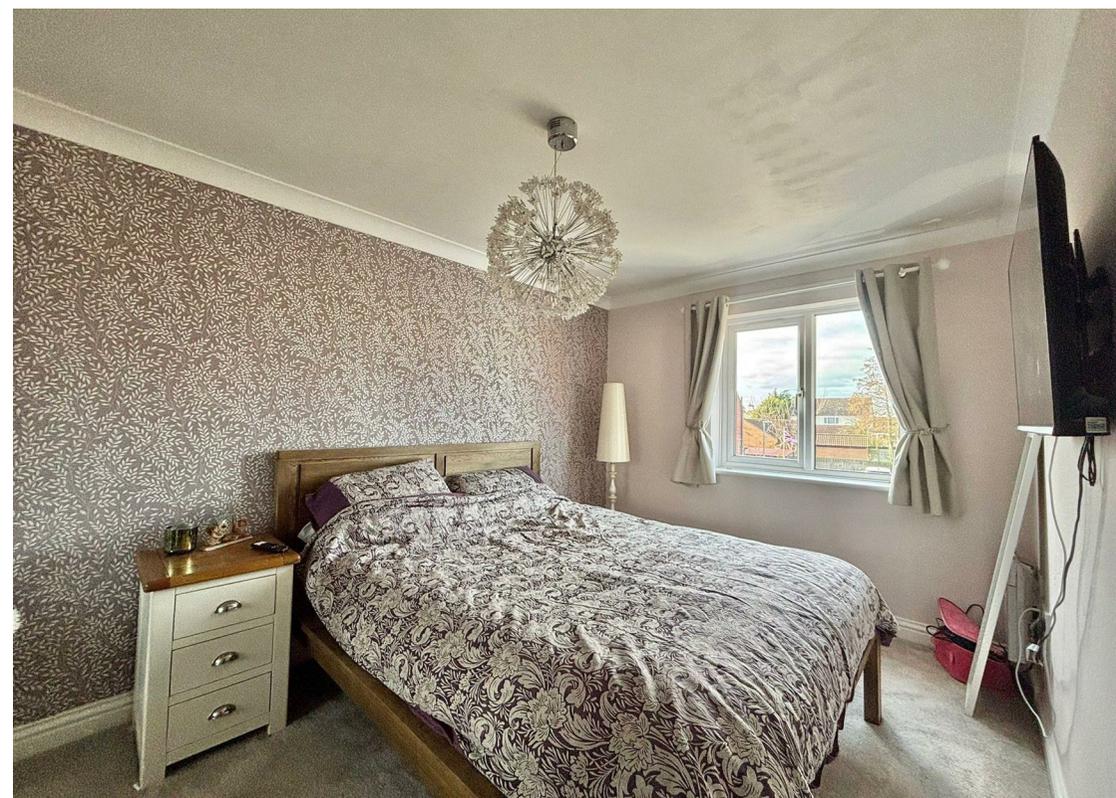
Entrance Hall
7'9" x 4'8" (2.38 x 1.43)

Lounge
18'5" x 12'3" (5.63 x 3.75)

Kitchen Diner
15'6" x 9'8" (4.73 x 2.95)

First Floor Landing

Master Bedroom
13'6" x 8'7" (4.14 x 2.63)





Bedroom 2
9'8" x 8'7" (2.95 x 2.62)

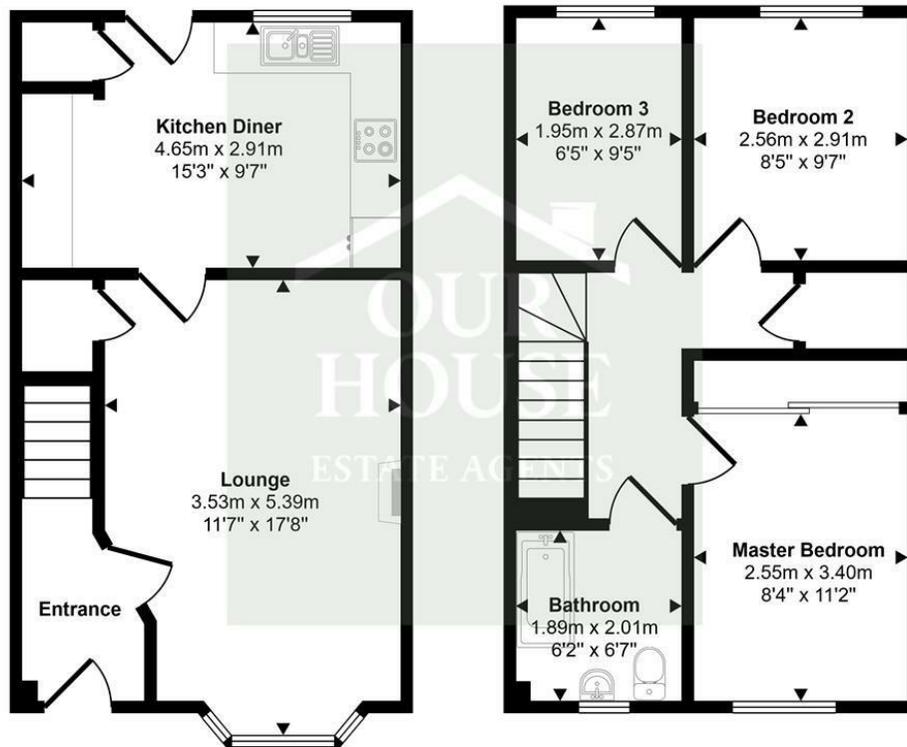
Bedroom 3
9'8" x 6'6" (2.96 x 2)

Bathroom
6'10" x 6'6" (2.09 x 1.99)

Rear Garden



Approx Gross Internal Area
75 sq m / 802 sq ft



Ground Floor
Approx 37 sq m / 398 sq ft

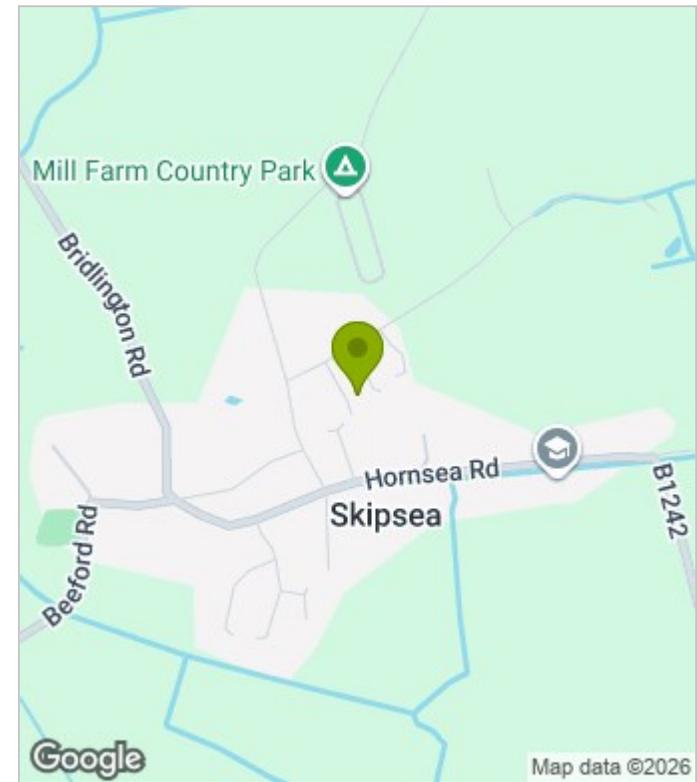
First Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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