48 Scarborough Road
Driffield, East Yorkshire YO25 5HA
Offers over £80,000

WOOLLEY & PARKS

48 Scarborough Road, Driffield, East Yorkshire YO25 5HA

*** ATTENTION INVESTORS ***

This two bedroom home is in need of updated and general modernisation but offers fantastic potential! Situated within a popular area of Driffield close to the local amenities, this extended property benefits from having no onward chain and has been priced competitively to reflect the work required. Internal accommodation itself briefly comprises lounge, dining room, kitchen and bathroom to ground floor. The first floor offers master bedroom and second double bedroom. Externally there is a rear courtyard garden. Viewing is essential as this will not be around for long!

Lounge 11'09 x 11'02
With double glazed window and composite external door to front elevation, gas fire with tiled surround, television point, electric radiator and fitted carpet.

Dining Room 11'06 x 11'04
With stone feature fireplace, electric radiator and fitted carpet.

Kitchen 11'04 x 11'00
With wall and base units, roll top work surfaces, stainless steel sink, skylight and double glazed window and external door to side elevation.

Bathroom 10'10 x 5'07
With panelled bath, low flush WC, pedestal wash basin, part tiled walls and two double glazed windows to rear elevation.

Landing
With fitted carpet.

Master Bedroom 11'02 x 11'11
A double bedroom with double glazed window to front elevation, cast iron feature fireplace, built in storage cupboard, electric radiator and fitted carpet.

Bedroom Two 11'03 x 11'07
With double glazed window to rear elevation providing views of the church, airing cupboard, fitted carpet and loft access.

External
Externally the property boasts a rear courtyard garden.

Agents Note
To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

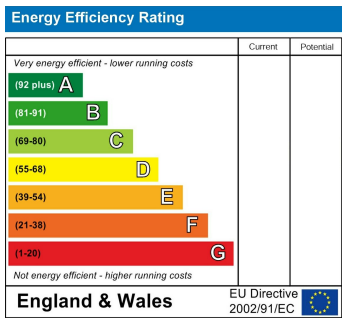
Disclaimer
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

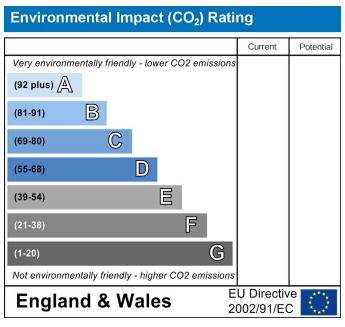
Laser Tape Clause
Laser Tape Clause
All measurements have been taken using a laser tape measure and
therefore, may be subject to a small margin of error.

New Viewing Protocols
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team

Ground Floor **First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.





26 Market Place | Driffield | East Yorkshire | YO25 6AR
Tel: 01377 252095 | Email: Driffield@woolleyparks.co.uk | www.woolleyparks.co.uk