6 Cundill Parade
Driffield, East Yorkshire YO25 6BN
Price £165,000

W&P WOOLLEY & PARKS

*** A NEARLY NEW END MEWS TERRACE HOME IN A PRIME CENTRAL DRIFFIELD LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

HURRY TO VIEW this delightful modern home - an IDEAL FIRST TIME BUY, DOWNSIZE OR INVESTMENT, conveniently situated at the very heart of Driffield within very easy reach of the wide range of amenities nearby. Attractively finished and beautifully maintained throughout, the accommodation briefly comprises a comfortable Living Room, Dining Kitchen and Guest WC to the ground floor, with two Bedrooms and a Bathroom to the first floor. Outside, the property enjoys a low maintenance garden to the rear, and an allocated parking space in the adjacent car park.

Living Room
13'11" x 13'5" (4.24m x 4.09m)
A modern composite entrance door, with double glazed panel detail, opens to the main reception room, with fitted door matting and carpet, radiator, TV/media points and a double glazed window to the front elevation. The staircase leads off.

Dining Kitchen
13'9" x 10'8" (4.19m x 3.25m)
Stunning kitchen/diner with stable door and window to the rear aspect, cupboard housing the combi-boiler, a range of high gloss wall and base units, sink with drainer unit, space for fridge/freezer, integrated dishwasher, plumbing for washing machine, electric oven, electric hob with splash back, extractor hood, laminated flooring, radiator and power points.

Guest WC
6'1" x 3'0" (1.85m x 0.91m)
Low flush WC, sink with pedestal and tiled splash back, laminated flooring, heated towel rail and extractor fan.

First Floor Landing
With fitted carpet.

Bedroom One
9'6" x 8'8" plus recess (2.90m x 2.64m plus recess)
A nicely proportioned double room with fitted drawers, built-in storage cupboard, TV point, radiator, fitted carpet and twin double glazed windows to the front elevation.

Bedroom Two
9'0" x 7'4" (2.74m x 2.24m)
A comfortable single room with fitted wardrobe, radiator, TV point, fitted carpet and a double glazed window to the rear elevation.

Bathroom
11'9" x 6'2" (3.58m x 1.88m)
A beautifully appointed facility features a modern white suite comprising of a panelled bath with shower over and glass side screen, pedestal wash basin and a WC, with attractive wall tiling, vinyl flooring, chrome towel radiator, extractor fan and a double glazed window.

External
Well presented and easily maintainable West facing garden which is mainly laid with pebbled stones, partially paved, fully enclosed with timber fencing and gated rear access. One allocated Parking Space.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - A.

Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

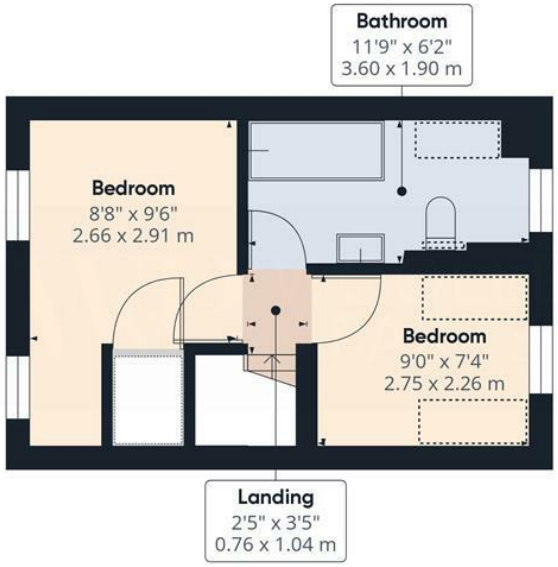
Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

W&P
WOOLLEY
& PARKS

Ground Floor



Floor 1

Approximate total area(1)

584.92 ft²

54.34 m²

Reduced headroom

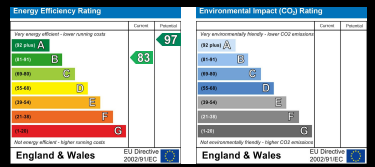
22.53 ft²

2.09 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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