



**12 St. Johns Road,
Driffield, East Yorkshire YO25 6RG**
Offers over £106,000

WP WOOLLEY
& PARKS

****IDEAL STARTER HOME OR INVESTEMENT OPPORTUNITY****

This attractive end terraced cottage deserves more than a passing glance. Located within the heart of the vibrant market town of Drifffield set close to a variety of amenities plus transport links, cafes and restaurants. The property itself requires a full modernisation however its charming traditional features could provide the perfect blend of old and new. Internally naturally light throughout with versatile accommodation over three floors currently comprising two ground floor reception rooms, kitchen and bathroom plus two double bedrooms to the first floor and the added benefit of a loft room to the second. Externally the property boasts an enclosed court yard plus further shared garden to the rear plus double glazed windows and gas central heating. Offered to the open market with no onward chain and a competitive asking price, this home is sure to be in high demand. Internal viewings highly recommended.



Entrance Hall

An inviting entrance hall via a upvc door, radiator and fitted carpets.

Living Room

A spacious room with double glazed window to front elevation, radiator, feature open fireplace creating a wonderful focal point, with tiled hearth and wooden surround.

Dining Snug

Another generous versatile reception room with feature gas fire on tiled surround, radiator, double glazed window to rear elevation and doors giving access to kitchen, coal cellar and stairs rising to first floor.

Kitchen

With a range of wall and base units and contrasting work surfaces, inset one and a half bowl sink and drainer with tap over, spaces for free standing washing machine, fridge freezer and oven. Double glazed window to side elevation and upvc door also to side elevation giving access to rear courtyard.

Bathroom

Panelled bath and low flush WC, opaque double glazed window to side elevation,, half height tiling throughout and radiator.

Landing

Radiator, fitted carpets and Giving access to bedroom and stairs rising to attic room.

Bedroom One

A large room with double glazed window to front elevation, built in storage cupboard, radiator and fitted carpets. Fireplace with tiled surround.

Bedroom Two

Another good room with double glazed window to

rear elevation, radiator fitted carpet, pedestal wash hand basin and tiling to splashback areas. Built in cupboards housing gas combination boiler.

Bedroom Three

A large room with the potential for great work from home space. Double glazed window to side elevation and eaves storage space.

External

A small courtyard with access to shared ground beyond the boundary.

Courtyard has walled and fenced perimeters, bin storage.

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.

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.

New Viewing Protocols

In light of Government guidance regarding Coronavirus - 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.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, 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).







Approximate net internal area: 829.23 ft² / 77.04 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Potential	Band	Potential
A	92-100	A	35-45
B	81-91	B	46-55
C	69-80	C	56-65
D	55-68	D	66-75
E	39-54	E	76-85
F	21-38	F	86-95
G	1-20	G	96-100

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC