



Sheraton, Albion Street
Driffield, East Yorkshire YO25 6PZ
Price £190,000

WP WOOLLEY
& PARKS

ATTRACTIVE SEMI DETACHED, TOWN CENTRE LOCATION, SINGLE GARAGE AND GARDEN 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This superb semi detached property deserves more than a passing glance. Having been lovingly updated and maintained by the current owner to offer a warm and comfortable home that would suit any buyer. Naturally light with a neutral stylish decor and quality fixtures throughout. The ground floor comprises entrance hall, open plan lounge/dining room and attractive fitted kitchen with three bedrooms and family bathroom to the first. Enjoying an enclosed garden to the rear providing a fair degree of privacy throughout plus single attached garage and private drive. Located within the heart of the vibrant market town of Driffield benefiting from a variety of amenities to hand plus well regarded schools and transport links. Competitively priced this ideal family home is an absolute must see to fully appreciate all that is has to offer.



Entrance Hall 3'4" x 4'5" (1.04m x 1.36m)
Warm and inviting entrance hall with double glazed external door to front elevation, central heating radiator and fitted carpets.

Lounge 13'10" x 16'6" (4.23m x 5.05m)
Spacious and naturally light lounge with double glazed window to front elevation, straight flight staircase leads to first floor accommodation with built in under stairs storage cupboard, central heating radiator, attractive fitted coving and carpets laid throughout.

Dining Area 10'6" x 7'10" (3.21m x 2.39m)
Double glazed sliding patio doors to rear elevation enjoying unspoiled garden views with continued fitted coving, central heating radiator and carpets laid throughout.

Kitchen 10'0" x 8'2" (3.05m x 2.50m)
Stylish fitted kitchen offering a wide range of wall, base and drawer units in a light beech wood finish with contrasting roll top work surfaces and tiled splash backs, inset one and half bowl stainless steel sink with drainer and mixer tap over, integrated single oven, four ring gas hob and fitted extractor hood plus ample space and plumbing for free standing appliances, double glazed window and external door to rear elevation with fitted coving, central heating radiator and fitted carpets.

First Floor Landing 10'5" x 5'10" (3.20m x 1.78m)
Double glazed window to side elevation, access to loft space and fitted carpets laid throughout.

Main Bedroom 13'8" x 10'2" (4.17m x 3.12m)
Generous main bedroom with double glazed window to front elevation, built in storage cupboard, central heating radiator and fitted carpets.

Bedroom Two 8'0" x 10'4" (2.46m x 3.15m)

A further good sized double bedroom with double glazed window to rear elevation, built in storage cupboard plus additional storage within the airing cupboard, attractive fitted coving, central heating radiator and fitted carpets.

Bedroom Three 7'4" x 5'10" (2.25m x 1.79m)
Spacious single bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

Family Bathroom 5'6" x 5'10" (1.70m x 1.78m)
Fitted with an attractive three piece suite comprising panelled bath complete with electric powered shower over, pedestal wash basin and low flush w/c, partially tiled walls, double glazed window to rear elevation, central heating radiator and fitted carpets.

Garage and Drive 16'11" x 8'9" (5.18m x 2.69m)
Single attached garage with roller style door to the front and personal door to the rear. The garage also benefits from having power supply and light. The property also boasts a private drive plus gravelled forecourt for additional off street parking.

External
Well kept enclosed garden to the rear, offering a fair degree of privacy throughout with lawn area, well stocked and decorative borders, paved patio area, external storage, timber fenced surround and access to single garage.

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

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

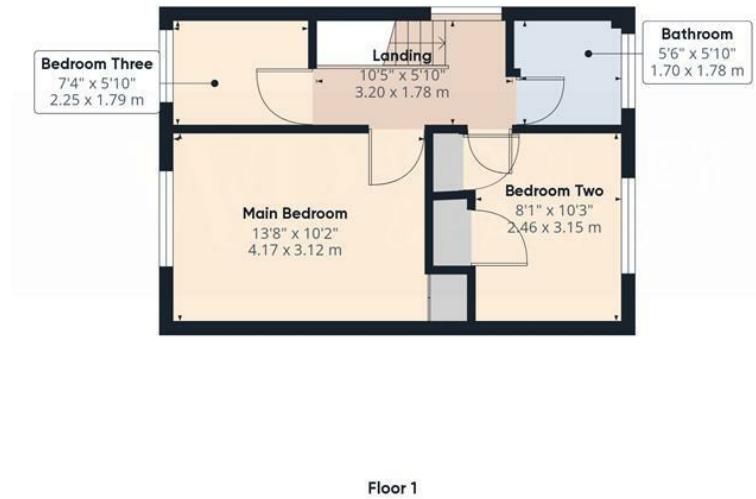
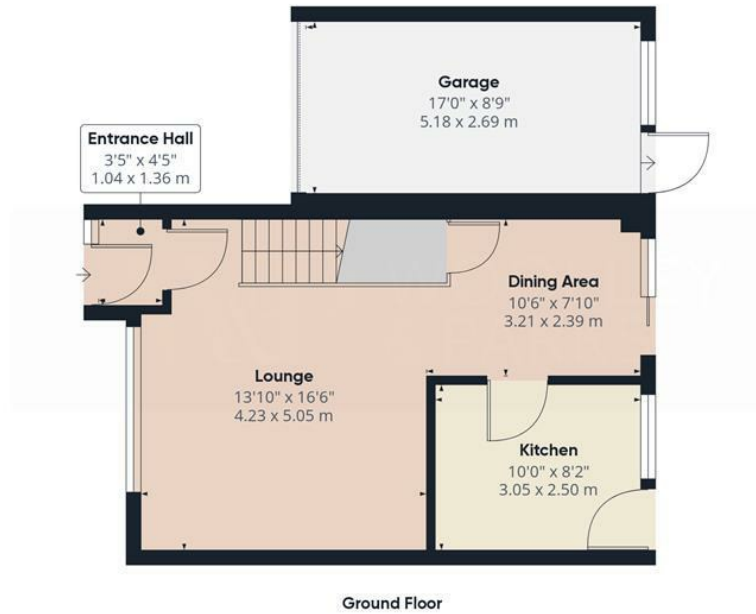
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These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on 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.

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).







Approximate total area⁽¹⁾
926.25 ft²
86.05 m²

(1) Excluding balconies and terraces

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

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