



5 Clematis Close
Drifffield, Yorkshire YO25 6XQ
Offers over £135,000

WP WOOLLEY
& PARKS

5 Clematis Close, Driffield, Yorkshire YO25 6XQ

* BEAUTIFULLY PRESENTED HOME *
360' VIRTUAL TOUR NOW AVAILABLE ONLINE *

This two bedroom semi-detached home has been lovingly maintained by the current owner and is presented in a fantastic condition! Situated within a very popular area of Driffield and overlooking the local green, this property would make a brilliant starter home or presents a great buy to let opportunity! Internal accommodation itself briefly comprises Lounge and Kitchen to Ground Floor. The First Floor Boasts Master Bedroom, Second Bedroom and Bathroom. Externally there is ample off street parking and well presented gardens to front and rear. Call to arrange a viewing at your earliest opportunity!

Lounge 14'09 x 12'07 (4.50m x 3.66m)

With double glazed external door and window to front elevation, double glazed window to side elevation, radiator, television point and fitted carpet.

Kitchen 12'07 x 8'03 (3.84m x 2.51m)

With a range of wall and base units, roll top work surfaces, one and a half bowl stainless steel sink, plumbing for free standing appliances, mains gas boiler, radiator and double glazed window and door to rear elevation.

Landing

With loft access and fitted carpet.

Master Bedroom 12'0" x 8'04 (3.66m x 2.54m)

With two double glazed windows to rear elevation, television point, radiator and fitted carpet.

Bedroom Two 12'06 x 7'01 (3.81m x 2.16m)

With two double glazed windows to front elevation, built in storage cupboard, radiator and fitted carpet.

Bathroom 7'03 x 6'01 (2.21m x 1.85m)

With panelled bath and mains shower over, low flush WC, vanity style wash basin, fully tiled walls, heated towel rail and double glazed window to side elevation.

External

Externally this property benefits from a well established front garden and side drive providing ample off street parking. The rear garden is low maintenance with decorative borders, mature shrubbery and garden shed.

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

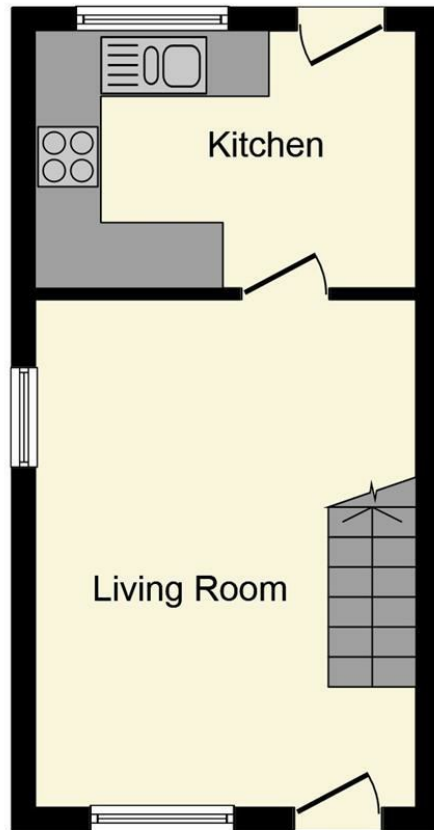
Laser Tape Clause

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

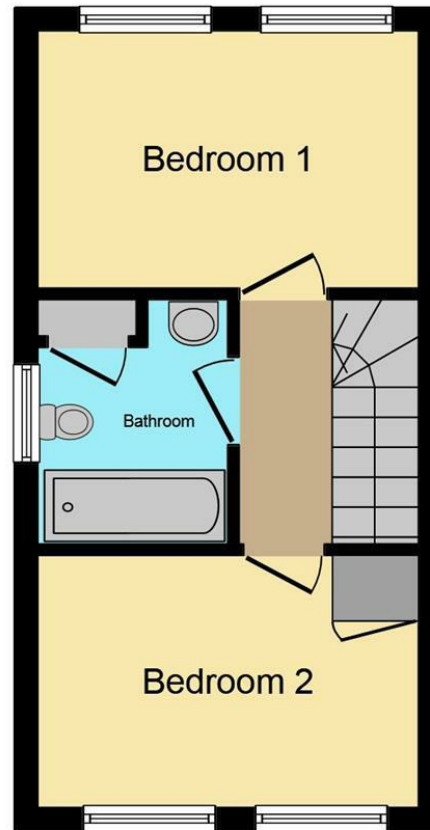
New Viewing Protocols

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

