33 The Horseshoe
Driffield, Yorkshire YO25 6UW
Offers over £250,000

W&P WOOLLEY & PARKS

33 The Horseshoe, Driffield, Yorkshire YO25 6UW

*** BEAUTIFUL BUNGALOW IN PREMIUM LOCATION ***
** VIRTUAL TOUR AVAILABLE **

This two bedroom detached bungalow is being offered to the market in a fantastic condition and benefits from having no onward chain! Situated within an extremely sought after area of Driffield, close to the town centre, this bungalow offers much more than an initial glance would suggest! Internal accommodation itself briefly comprises entrance hall, WC, kitchen, lounge / dining room, inner hall, master bedroom, conservatory and second double bedroom. Externally there is a large garage, low maintenance rear garden, well presented front garden and driveway providing ample parking. Early viewing is essential as properties in this location in such a fantastic condition are so rarely available!

Entrance Hall
With double glazed external doors to front and side elevations, two built in storage cupboard, radiator and fitted carpet.

WC
A fully tiled WC with vanity style wash basin with incorporated WC and double glazed window to side elevation.

Kitchen 8'10 x 11'9 (2.69m x 3.58m)
A modern fitted kitchen with a range of wall and base units, roll top work surfaces, tiled splash backs, ceramic sink, plumbing for free standing appliances, radiator, extractor hood, double glazed window to side elevation and vinyl flooring.

Lounge / Dining Room 18'9 x 16'4 (5.72m x 4.98m)
A vast space with double glazed windows to front and side elevations, feature exposed brick fireplace, television point, two radiators and fitted carpet.

Inner Hall
With loft access and boiler cupboard.

Master Bedroom 11'11 x 9'10 (3.63m x 3.00m)
With double glazed patio doors through to conservatory, fitted wardrobes, radiator, television point and fitted carpet.

Conservatory 8'0 x 9'9 (2.44m x 2.97m)
With double glazed windows to rear and both side elevations, external door to side, radiator, television point and tiled flooring.

Bedroom Two 11'11 x 9'10 (3.63m x 3.00m)
A second large double bedroom with fitted wardrobes, television point, radiator and fitted carpet.

Shower Room 8'5 x 5'4 (2.57m x 1.63m)
A beautiful, fully tiled shower room with walk in shower unit and electric shower over, vanity style wash basin with incorporated WC, tiled flooring, radiator, heated towel rail and double glazed window to rear elevation.

Single Garage
A larger than average single garage with electric up and over garage door, power and light.

External
Externally this bungalow does not disappoint! The front is laid to lawn with decorative borders with a large driveway providing ample off street parking. The rear garden is low maintenance and very private with mature shrubbery, gravelled seating area, summer house and lawn to the side.

Services
Mains Gas Central Heating.
Mains Drainage.

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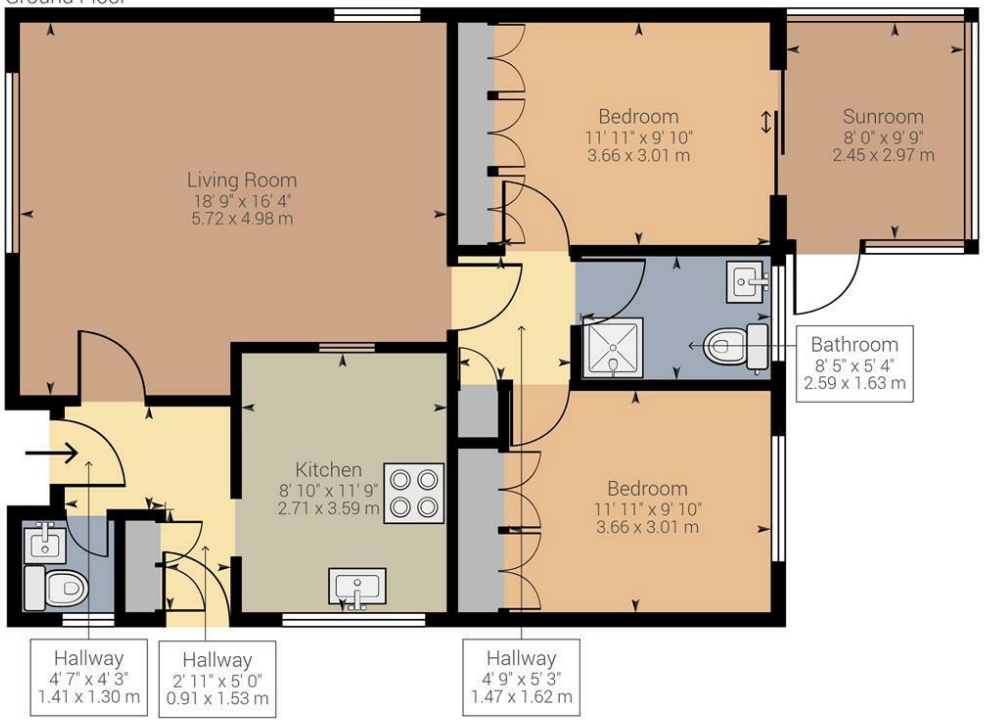
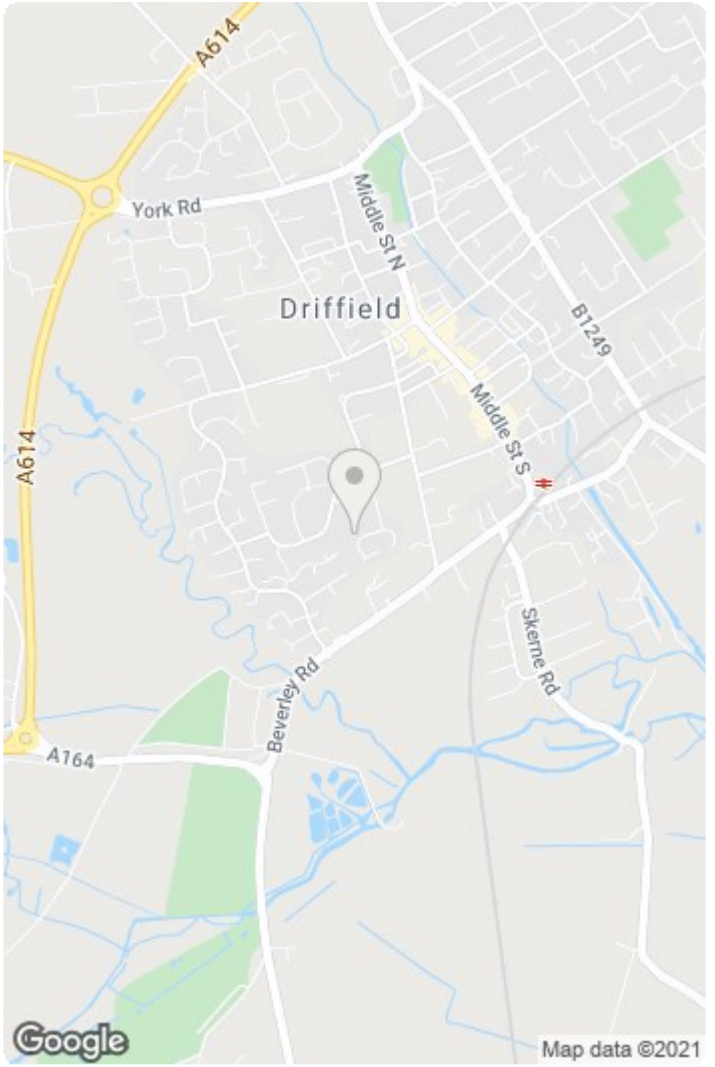
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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





Approximate net internal area: 915.66 ft² / 85.07 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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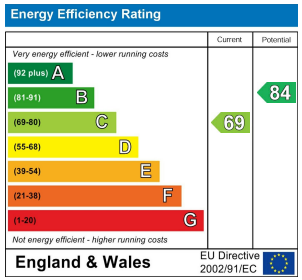

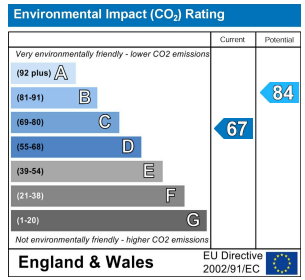

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