



3 Brunswick Terrace
Driffield, East Yorkshire YO25 6TB
Offers over £165,000

WP WOOLLEY
& PARKS

*** A TRADITIONAL END TERRACE HOME IN A DELIGHTFUL TUCKED AWAY SETTING, CLOSE TO DRIFFIELD'S TOWN CENTRE AMENITIES *** NO ONWARD CHAIN *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Standing in a very pleasant 'tucked away' position off Westgate, this end terrace home is conveniently positioned for access to the many amenities of Driffield's town centre, whilst enjoying an enviable degree of peace and quiet. The smartly presented accommodation provides a generous through Lounge/Dining Room, Conservatory, Kitchen and Shower Room to the ground floor, with three Bedrooms and a separate WC to the first floor. Outside, there are separate garden spaces to the front and side. An ideal First Home, downsize or Investment Purchase - Viewing is ESSENTIAL!



Conservatory 13'8" x 7'3" (4.17m x 2.21m)

The property is accessed via this welcome extension of the living space, positioned at the front of the house, with uPVC frames and double glazed windows to three sides, double doors and laminate flooring.

Through Lounge/Dining Room

22'9" x 14'1" (6.93m x 4.29m)

A generously proportioned main reception room provides ample space for both living and dining areas, with ceiling coving, fitted carpet, two radiators, TV point and two double glazed windows. The staircase leads off.

Kitchen 10'3" x 7'11" (3.12m x 2.41m)

Fitted with a range of base, wall and drawer units, contrasting rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and gas hob, with extractor hood above, plus recess space for freestanding washing machine. With vinyl flooring, double glazed windows to the front and side elevations, and a uPVC panel door to the side.

Shower Room 6'10" x 5'3" (2.08m x 1.60m)

A white suite comprises shower enclosure, pedestal wash basin and WC, with wall tiling, floor tiling, radiator and a double glazed window.

First Floor Landing

With a radiator, fitted carpet, and a double glazed window over the staircase.

Bedroom 10'7" x 10'4" (3.23m x 3.15m)

A double room with a dual aspect via double glazed windows to the front and side elevations, radiator, fitted wardrobe housing the gas central heating boiler, and fitted carpet.

Bedroom 10'10" x 10'6" (3.30m x 3.20m)

Another double room, with radiator, fitted carpet, loft access hatch and a double glazed window.

Bedroom 11'4" x 11'2" (3.45m x 3.40m)

Also a double room, with radiator, fitted carpet and a double glazed window to the front elevation.

Separate WC

A useful convenience, with WC and wash basin, splash back tiling, vinyl flooring and a double glazed window.

External

The property is approached via a gated footpath extending across the front of the terrace. There are two separate garden areas, the front space being predominantly gravelled for ease of maintenance and a further side garden area which is grassed and includes apple trees.

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).

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:

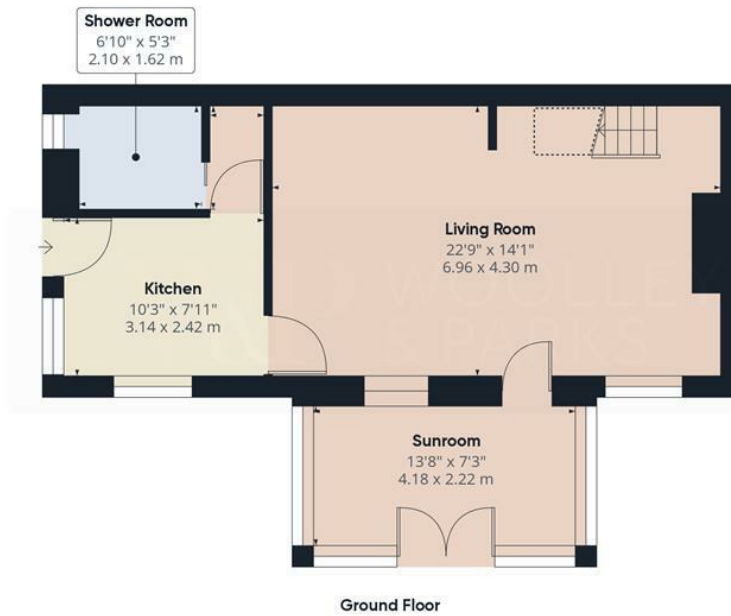
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending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







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1009.93 ft²
93.83 m²

Reduced headroom

14.44 ft²
1.34 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.

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