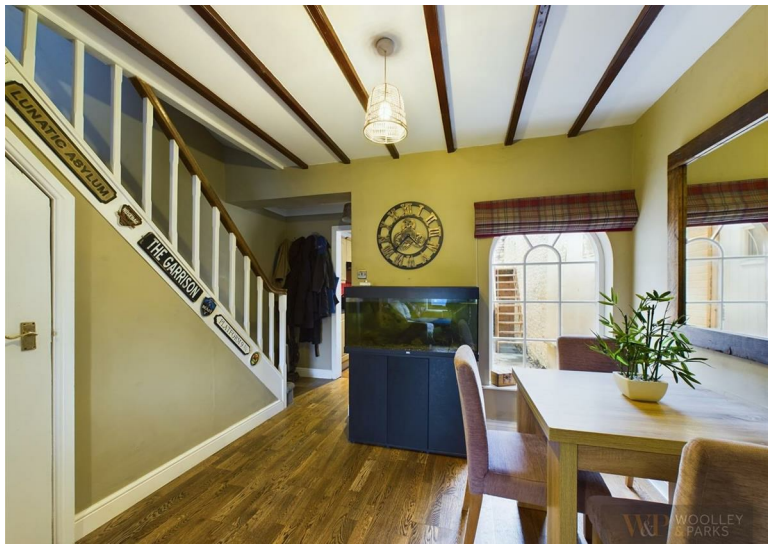
4 Mill Street
Driffield, East Yorkshire YO25 6TS
Offers over £122,500

W&P WOOLLEY & PARKS

ATTRACTIVE TERRACED COTTAGE IN A PRIME CENTRAL LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE***

This charming property deserves more than a passing glance. Having been well maintained and improved by the current owner to provide a warm and comfortable home with attractive features throughout. Deceptively spacious and naturally light with open plan lounge/dining room, fitted kitchen and utility all to the ground floor with main bedroom and family bathroom to the first followed by a second double bedroom to second floor. Externally the property boasts an elevated decked area, enclosed storage and gated access. The property also enjoys part double glazing, updated external doors and recently installed gas combination boiler. Located within the heart of the vibrant market town of Driffield set close to a variety of amenities plus transport links to neighbouring towns via road and rail. Having been competitively priced and offered to the market with no onward chain, we strongly recommend early viewings to avoid disappointment.



Entrance
Warm and inviting with double glazed external door to front elevation.

Lounge/Dining Room
18'7" x 12'3" (5.68m x 3.75m)
Open plan living/dining room, naturally light with double glazed window to front elevation and feature window to rear, feature log burning stove complete with timber mantle creates a superb focal point to the room with charming fitted shelves, attractive coving, straight flight staircase to first floor, built in storage, central heating radiators and wood veneered flooring laid throughout.

Kitchen
10'4" x 6'10" (3.15m x 2.10m)
Stylish fitted kitchen offering a wide range of wall, base and drawers units with contrasting roll top work surfaces and tiled splash backs, inset one and half bowl stainless steel ink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances with all appliances available via separate negotiation, fitted extractor hood, single glazed window to side elevation, attractive fitted coving and parquet style flooring laid throughout.

Utility Room
6'5" x 6'9" (1.98m x 2.08m)
Useful utility room offering ample space and plumbing for free standing appliances, single glazed window to side elevation, attractive fitted coving, central heating radiator and continued parquet style flooring.

First Floor Landing
8'2" x 2'6" (2.49m x 0.77m)
With fitted carpets, coving and single glazed window to rear elevation.

Main Bedroom
9'11" x 10'10" (3.04m x 3.32m)
Spacious main bedroom with double glazed window to front elevation, fitted coving, built in storage cupboards, central heating radiator and fitted carpets.

Bathroom
7'11" x 6'11" (2.43m x 2.11m)
Modern fitted bathroom boasting a quality four piece suite comprising fully tiled double length shower cubicle with drench shower head over, panelled corner bath, pedestal wash basin and low flush w/c, fully tiled walls, double glazed window to rear elevation with wall mounted chrome heated towel rail and ceramic tiled flooring.

Second Floor
Turn flight staircase leads to

Bedroom Two
8'8" x 10'11" (max) (2.65m x 3.34m (max))
A further double bedroom with sky light window, central heating radiator and fitted carpets.

External
Enclosed courtyard to the rear with elevated decked area providing a great place to entertain with enclosed storage and gated side access.

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

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

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.

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).

Property of
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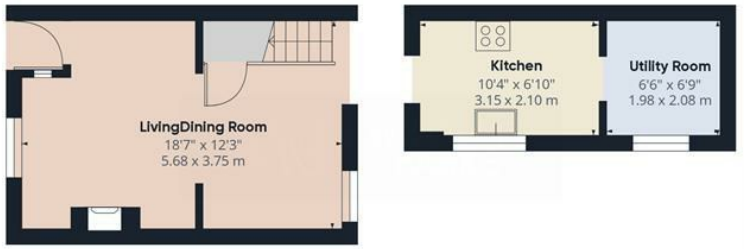
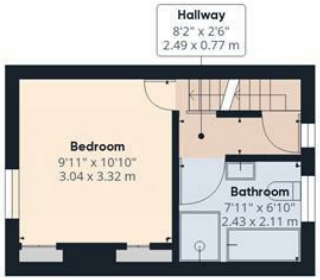
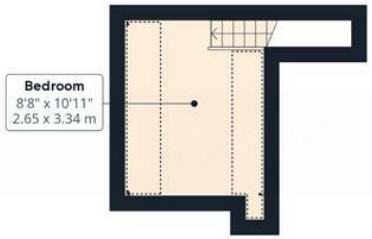


Ground Floor



Floor 1



Floor 2

Approximate total area(1)

648.33 ft²

60.23 m²

Reduced headroom

42.9 ft²

3.99 m²

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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