



6 Driffield Road
Langtoft, Driffield, East Yorkshire YO25 3TT
Price £135,000

WP WOOLLEY
& PARKS

CHARMING SEMI DETACHED PROPERTY WITH COUNTRYSIDE VIEWS AND PARKING 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This three bedroom semi-detached house is offered to the open market at a competitive price with updated fixtures and a superb elevated position. The property presents an ideal opportunity for first time buyers or investors alike. The internal accommodation is naturally light and inviting with well proportioned rooms over two floors including entrance hall, lounge/dining room with an open fire, modern fitted kitchen and bathroom to the ground floor with two double bedrooms and a further single bedroom to the first. Externally there is off street parking, a rear hard landscaped courtyard garden with useful outbuilding and a further lawn garden offset to the rear of the property. The property also boasts updated air source heating throughout. Located within the village of Langtoft which is well placed for access into the local market town of Driffield where a range of amenities can be found. This attractive home is sure to be in high demand so early viewings essential.



Entrance Hall 3'0" x 4'0" (0.92m x 1.23m)
Inviting entrance hall with double glazed external door to front elevation, turn flight staircase leads to first floor accommodation with fitted carpets and central heating radiator.

Lounge 12'6" x 15'0" (3.82m x 4.59m)
Open plan lounge/dining room with double glazed bay window to front elevation, feature open fire with exposed brick surround, wood effect laid flooring and central heating radiators.

Inner Hall 2'6" x 3'0" (0.78m x 0.92m)
With built in under stairs storage cupboard, double glazed window to side elevation and vinyl flooring.

Bathroom 7'1" x 4'10" (2.18m x 1.49m)
Fully tiled with white three piece suite comprising bath with mixer tap and electric Mira shower over, pedestal wash basin and low flush w/c, ceramic tiled flooring , double glazed window to side elevation and central heating radiator.

Kitchen 7'0" x 12'10" (2.14m x 3.93m)
Updated fitted kitchen offering a wide range of wall, base and drawer units in a shaker style finish with contrasting work surfaces, inset one and half bowl sink unit with drainer and mixer tap over, integral double oven, four ring ceramic hob and fitted extractor with ample space and plumbing for free standing appliances, double glazed window and external door to rear elevation with central heating radiator and attractive tiled flooring.

First Floor Landing 2'9" x 4'4" (0.85m x 1.34m)
With access to loft space, double glazed window to side elevation and fitted carpets.

Main Bedroom 9'7" x 14'11" (2.94m x 4.55m)
Generous double bedroom with double door built in storage, double glazed window to front elevation

boasting wolds views with wood effect flooring, attractive part panelled walls and central heating radiator.

Bedroom Two 10'4" x 9'5" (3.15m x 2.88m)
A further good sized double bedroom with double glazed window to rear elevation, central heating radiator, built in storage and fitted carpets.

Bedroom Three 7'2" x 8'7" (2.20m x 2.62m)
Spacious single bedroom currently used as a home office with double glazed window to rear elevation, central heating radiator and fitted carpets.

External
Enclosed courtyard garden to the rear of the property with paved patio area and gravelled borders, brick built storage shed and gated access. The property also enjoys a generous lawn garden slightly offset to the rear of the property.

Parking
A brick set driveway provides off street parking to the front of the property with a side gate giving access to the rear.

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

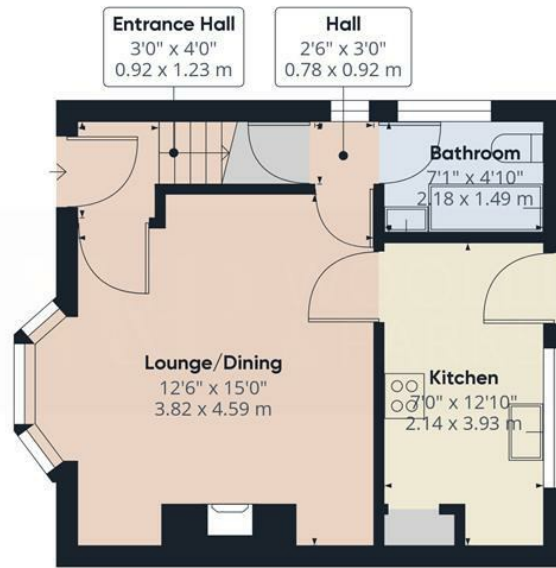
intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation 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).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

685.14 ft²
63.65 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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