



## 41 Wansford Road , YO25 5LZ

Offers Around £135,000



# 41 Wansford Road

, Driffield, YO25 5LZ

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This two bedroom mid-terraced home offers lots of potential for a first time buyer or as a buy to let investment. The accommodation offers one reception room with potential to install a wood burner if desired. The property has a courtyard which has potential to extend the kitchen into a dining area. (Subject to planning consent) A new boiler was also fitted in 2022. The property also has a private enclosed rear garden. On-street parking and in a fantastic, convenient location!

- TWO BEDROOM MID-TERRACE PROPERTY
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- WOULD SUIT FIRST TIME BUYERS
- LOW MAINTENANCE ENCLOSED GARDEN
- A SHORT WALK TO THE TOWN CENTRE
- A SHORT WALK TO THE LOCAL JUNIOR AND SECONDARY SCHOOLS
- PLENTY OF ON-STREET PARKING

## Living Room

Entrance into property, coving to ceiling, TV point, radiator, French door to the rear aspect, window to the front aspect, stairs to first floor with storage beneath and fireplace with a natural granite hearth and also potential to install a log burner(if desired).

## Kitchen

Wall and base units, 'Bosch' induction hob, radiator, 'Neff' oven, one and half sink with a mixer hose tap, corian worktop, plumbing for a dishwasher and window to the side aspect.

## Utility

Wall unit, plumbing for a washer, space for fridge freezer, coving to ceiling, vertical radiator, window to the rear aspect and door to the garden.

## Bathroom

P-shape bath with a rainfall shower and separate shower head, low flush WC, basin, fully tiled walls, window to the rear aspect, towel rail and vinyl flooring.

## Bedroom One

Double room with window to the front aspect, TV socket, radiator and shelving.

## Bedroom Two

Double room with window to the rear aspect, boiler cupboard with shelving and radiator.

## Exterior

Outside tap, decking to the top and rear of the garden, outbuilding with potential to convert to a summer house, shed and raised beds with mature plants.

## Driffield

The town of Driffield is served by Driffield railway station on the Yorkshire Coast Line, with services direct to Sheffield, Doncaster, York, Hull, Beverley, Bridlington, and Scarborough.

There are also good road links to Hull, Pocklington, Beverley, Bridlington, York and Scarborough. The town offers many local amenities and good primary and secondary schooling.

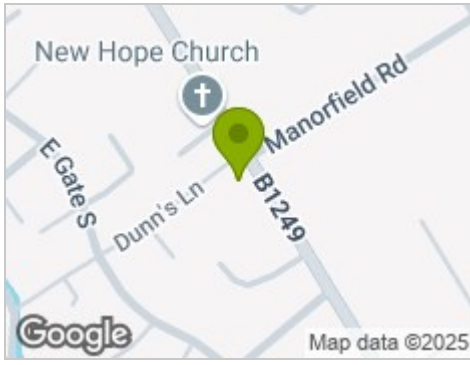
Please note there is a personal interest with the agent on this property

Council Tax

Band A



## Road Map



## Hybrid Map



## Terrain Map



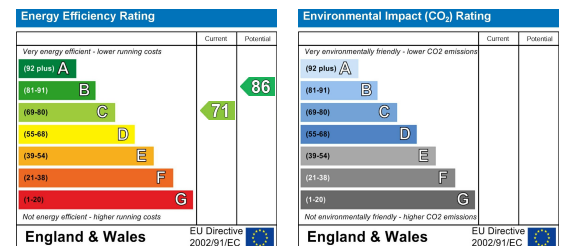
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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