



28 Armistice Park
Drifffield, YO25 5AN
Asking price £185,000



WILLOWGREEN
ESTATE AGENTS

****£5,000 ALLOWANCE AVAILABLE TOWARDS DEPOSIT****

This is a fine example of the three bedroom semi-detached house available on the Armistice Park development. A beautifully presented home which needs to be inspected and certainly won't disappoint. GREAT FIRST/ NEXT HOME OR INVESTMENT!

The property briefly comprises, entrance hall, cloaks/ wc, lounge, kitchen/ diner, landing, three bedrooms, family bathroom. Garden and parking.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating B



ENTRANCE HALL 9'8" x 3'6" (2.96 x 1.07)
With composite door, laminate flooring, radiator, stairs leading off and doors to.

CLOAKS/WC 5'9" x 2'9" (1.77 x 0.86)
A modern white suite comprises WC, pedestal wash basin with tiled splash back. With laminate flooring, window to front elevation.

LOUNGE 14'2" x 13'0" (4.32 x 3.97)
Window to front elevation, radiator and TV point.

KITCHEN/DINER 10'5" x 16'0" (3.19 x 4.90)
With modern range of wall and base units, stainless steel sink and mixer tap, integrated dishwasher, electric oven, gas hob and extractor, window to rear and French doors to garden.

LANDING 8'1" x 6'4" (2.47 x 1.95)
With radiator, airing cupboard and loft access.

BEDROOM 1 13'8" x 8'9" (4.17 x 2.69)
With radiator and window to front elevation, fitted wardrobes.

BEDROOM 2 11'3" x 9'4" (3.43 x 2.87)
Window to rear elevation and radiator.

BEDROOM 3 9'10" x 7'1" (3.00 x 2.18)
Window to front elevation and radiator.

FAMILY BATHROOM 6'4" x 6'5" (1.95 x 1.96)
With modern white suite comprising, panelled bath, pedestal wash hand basin, low level wc, part tiled walls and window to rear elevation.

PARKING
Driveway to side providing off street parking.

GARDEN
The front is mainly laid to lawn with paved pathway to the front, gated access to rear garden. The rear is securely fenced again mainly laid to lawn with seating patio area.

TENURE
We understand that the property is freehold.

SERVICES
All main services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

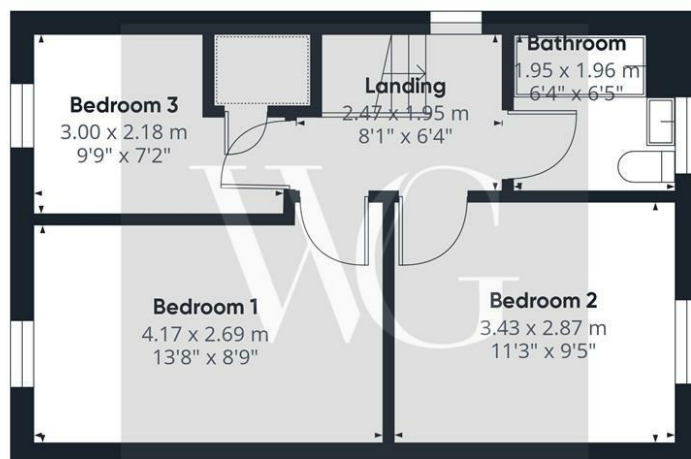
COUNCIL TAX BAND
The council tax banding is B.







Floor 1



Floor 2

WG

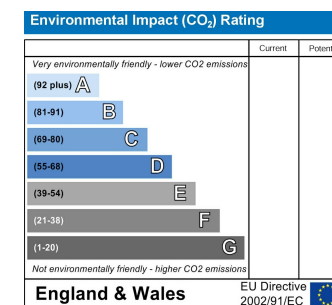
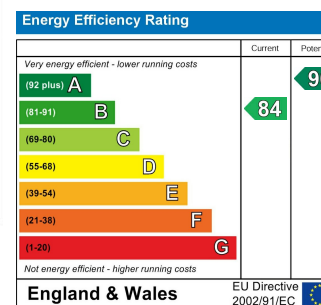
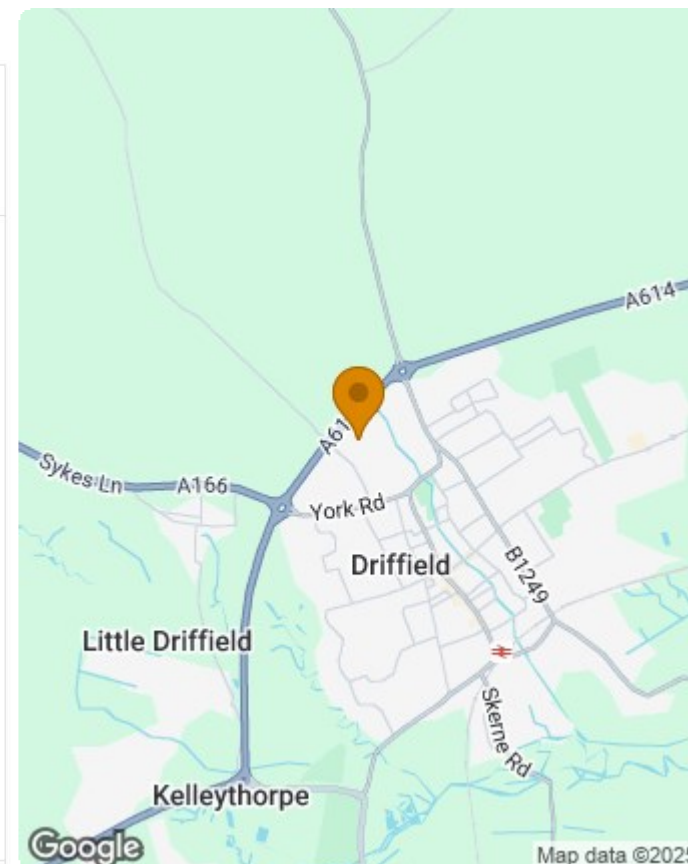
Approximate total area¹⁾
73.3 m²
789 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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