



10 Victoria Road
Driffield, Yorkshire YO25 6UD
Offers in the region of £80,000

WP WOOLLEY
& PARKS

10 Victoria Road, Driffield, Yorkshire YO25 6UD

*** BRILLIANT INVESTMENT OPPORTUNITY WITH NO CHAIN ***
** VIRTUAL TOUR AVAILABLE **

This one bedroom mid-terrace home is situated close to the town centre of Driffield and presents a wonderful opportunity for first time buyers or investors. Benefiting from having no onward chain and in need of some cosmetic updating, this home has been priced competitively so early viewings come highly recommended! Internal accommodation itself briefly comprises lounge and kitchen to ground floor and a double bedroom and shower room to first floor. Externally there is a low maintenance rear garden with brick outbuilding. Call to arrange a viewing at your earliest convenience to avoid disappointment!

Lounge 10'0 x 11'6 (3.05m x 3.51m)

With double glazed window and external door to front elevation, television point, radiator and laminate flooring.

Kitchen 9'0 x 10'2 (2.74m x 3.10m)

With wall and base units, roll top work surfaces, stainless steel sink, laminate flooring and double glazed window and external door to rear elevation.

Landing

With fitted carpet and mains gas boiler.

Master Bedroom 10'0 x 11'6 (3.05m x 3.51m)

With double glazed window to front elevation, television point, radiator and fitted carpet.

Shower Room 8'11 x 8'11 (2.72m x 2.72m)

A spacious shower room with shower unit and mains shower over, low flush WC, pedestal wash basin, built in storage cupboard, radiator, part tiled walls and double glazed window to rear elevation.

External

Externally the property benefits from a rear garden which is mostly laid to lawn with a brick outbuilding with power and light.

Services

Mains Gas Central Heating.
Mains Drainage.

Right Of Way

There is a pedestrian right of way at the rear of the property for neighbours.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

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.

Laser Tape Clause

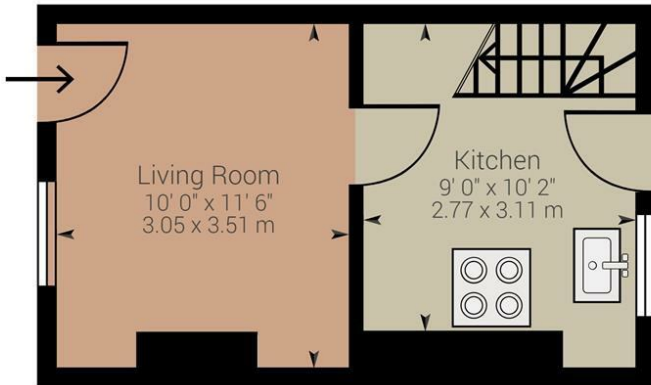
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

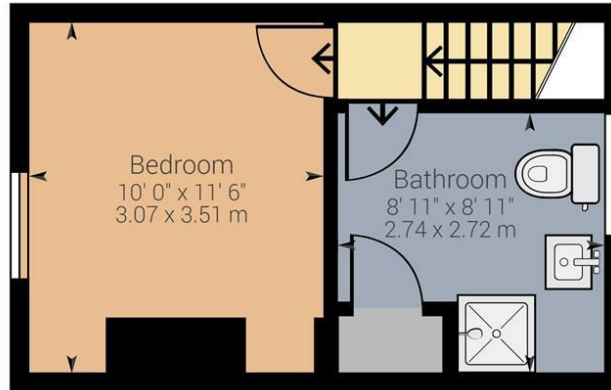
New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

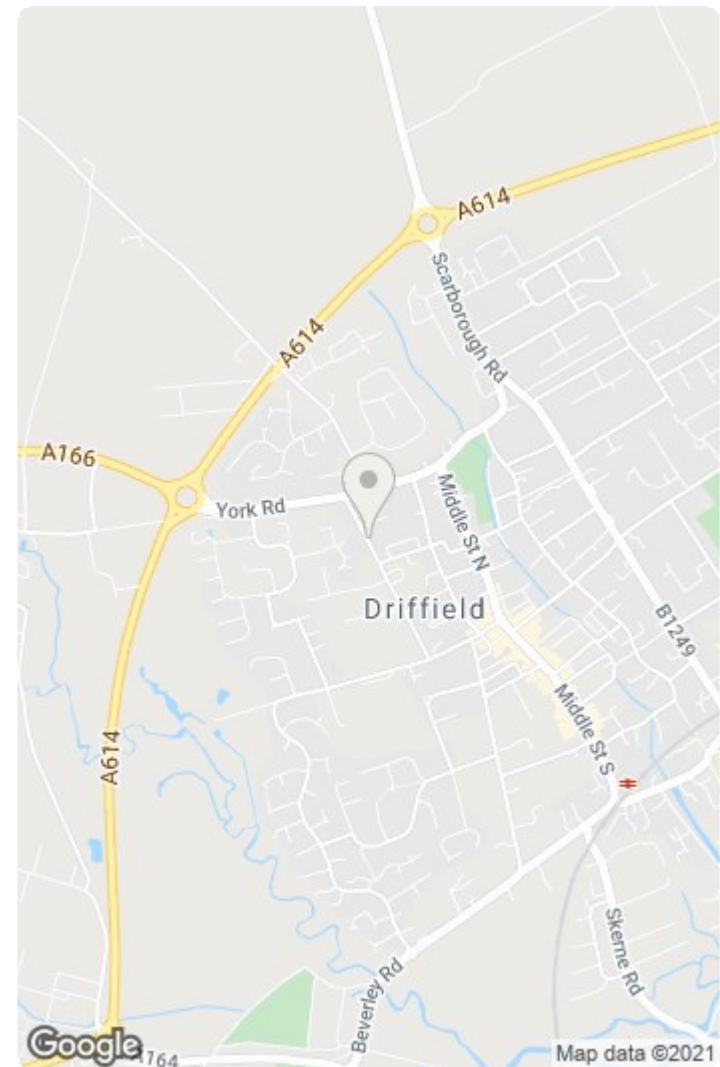




Ground Floor



1st Floor



Approximate net internal area: 404.13 ft² / 37.55 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

