



2 King Street
Driffield, Yorkshire YO25 6QW
Offers over £120,000

WP WOOLLEY
& PARKS

2 King Street, Driffield, Yorkshire YO25 6QW

*** FANTASTIC LOCATION WITH NO CHAIN ***

This three bedroom home is being offered to the market with no onward chain! Standing proud within the town centre of Driffield, this property is deceptively spacious and offers versatile living accommodation spread across three floors briefly comprising entrance hall, dining room, sitting room, kitchen and bathroom to ground floor. The first floor boasts landing, bedroom one and second double bedroom, the second floor benefits from a further double bedroom. Externally there is a low maintenance rear garden. Viewing comes highly recommended!

Entrance Hall

With double glazed external door to front elevation, radiator, telephone point and fitted carpet.

Dining Room 12'6 x 9'4 (3.81m x 2.84m)

With double glazed bay window to front elevation, electric fire with wooden surround, television point and fitted carpet.

Sitting Room 12'4 x 12'7 (3.76m x 3.84m)

With double glazed window to rear elevation, radiator and fitted carpet.

Kitchen 12'2 x 5'9 (3.71m x 1.75m)

With wall and base units, roll top work surfaces, four ring electric hob, single electric oven, stainless steel sink, radiator, double glazed window and external door to side elevation, tiled flooring and mains gas boiler.

Bathroom 9'7 x 5'10 (2.92m x 1.78m)

With P shaped bath and mains shower over, low flush WC, Pedestal wash basin, radiator, tiled floor and double glazed window to side elevation.

First floor landing

With double glazed window to front elevation and fitted carpet.

Bedroom One 12'4 x 12'6 (3.76m x 3.81m)

With double glazed window to rear elevation, radiator and fitted carpet.

Bedroom Two 10'8 x 9'2 (3.25m x 2.79m)

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

Second Floor

Bedroom Three 15'9 x 11'6 (4.80m x 3.51m)

Why double glazed window to front elevation, radiator and fitted carpet.

External

Externally the property benefits from a low maintenance rear garden.

Services

With Mains Gas Central Heating. Mains Drainage.

Access

There is shared pedestrian access to the rear of the property.

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.

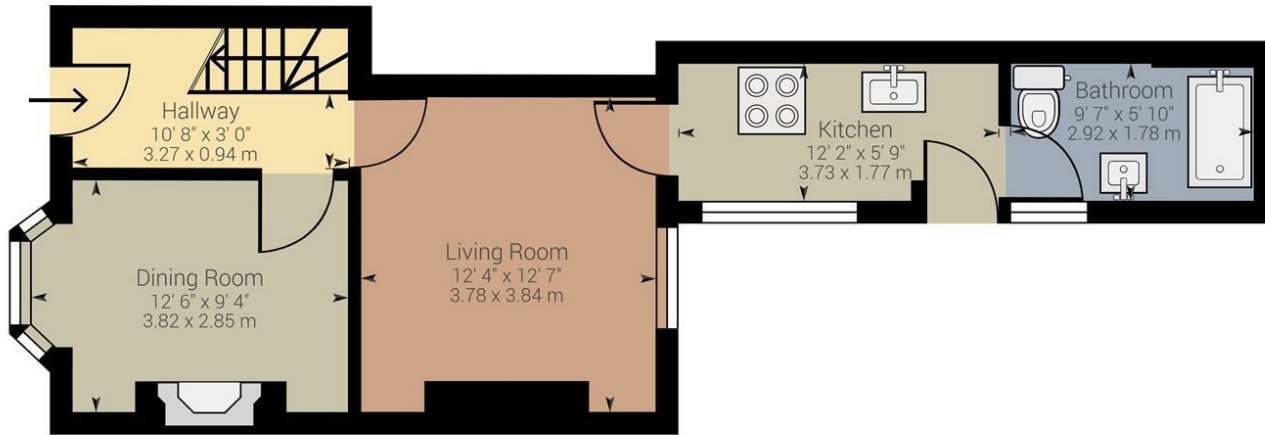
Laser Tape Clause

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.





Approximate net internal area: 448.1 ft² / 41.63 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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		

