



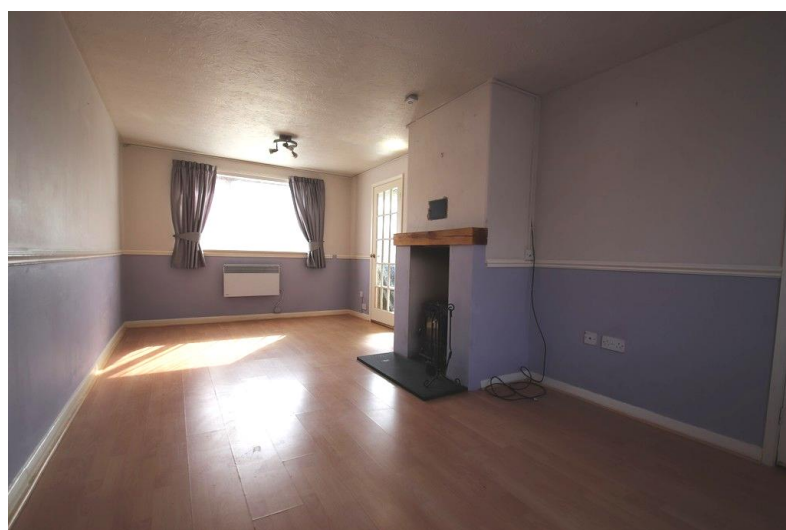
CRANSWICKS

Chartered Surveyors, Land & Estate Agents

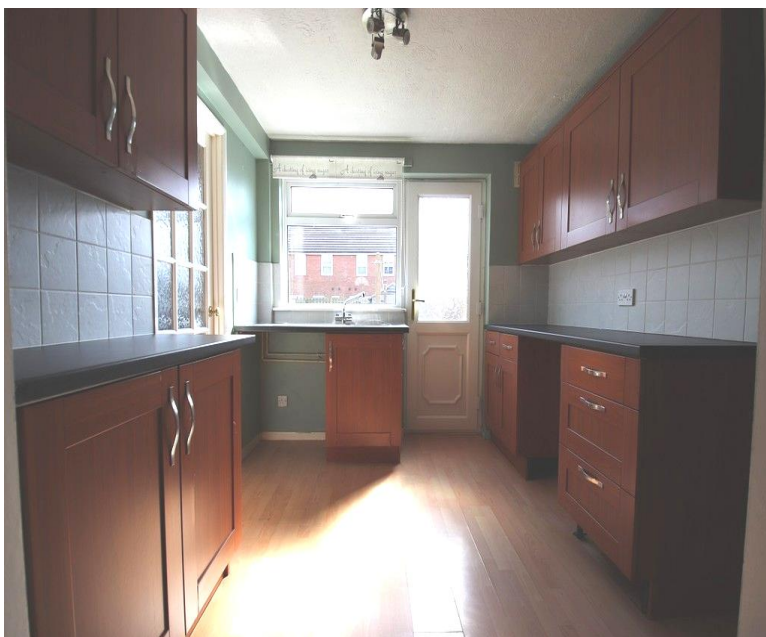
Auchinleck Close, Driffield

- 2 Bed Mid Terrace House
- uPVC double glazing
- Easily maintained garden
- Popular residential area

Asking Price of £110,000



Auchinleck Close, Driffield



PROPERTY TYPE

A 2 bedroom mid terraced house with uPVC double glazing and electric heating.

LOCATION

The property is situated in a popular residential area on the outskirts of Driffield with good access routes to local towns.

There are a full range of amenities available in Driffield with an array of shops plus Supermarkets and Bus and Railway Station. There are Infant and Primary Schools plus Driffield's Secondary School.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

With uPVC double glazed window and entrance door, electric panel heater, understairs cupboard.

THROUGH SITTING ROOM

19' 8" x 9' 11" (6m x 3.03m)

With 2 uPVC double glazed windows, 2 electric panel heaters, fireplace with wood burning stove, laminate floor.

KITCHEN

8' 11" x 9' 1" (2.72m x 2.78m)

With range of fitted worktop units & eye level cupboards, stainless steel single drainer sink unit and plumbed for automatic washing machine. electric cooker point, uPVC double glazed window and rear door, laminate flooring.



STAIRCASE TO FIRST FLOOR LANDING

FRONT DOUBLE BEDROOM

16' 2" x 9' 0" (4.93m x 2.76m)

With 2 uPVC double glazed windows, electric plug-in heater, built-in wardrobe, fitted carpet.

REAR DOUBLE BEDROOM

12' 6" x 8' 3" (3.82m x 2.53m)

With uPVC double glazed window, electric panel heater, built-in wardrobe, airing cupboard with cylinder and immersion heater, fitted carpet.



BATHROOM

5' 6" x 6' 5" (1.69m x 1.96m)

Half tiled with white suite comprising pedestal washbasin, bath with electric shower over and button push WC.

OUTSIDE

The property has a small open plan garden to the front with off-road parking and an enclosed lawned garden to the rear.

SERVICES, HEATING & DOUBLE GLAZING

Mains water and electricity are available.

The property has the benefit of Solar PV cells fitted and uPVC double glazing installed.



COUNCIL TAX

The property is in Council Tax Band A.

TENURE

The property is freehold.

NOTE

We are informed that this property is of framed construction.

VIEWING ARRANGEMENTS

To arrange a viewing of this property please contact Cranswicks on 01262 672110 or info@cranswicks.com.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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