



**13 Brook Street,  
Driffield, East Yorkshire YO25 6QP**  
**Offers over £130,000**

**WP** WOOLLEY  
& PARKS

\*\*\* AFFORDABLE FAMILY HOME IN POPULAR LOCATION \*\*\*  
\*\* VIRTUAL TOUR AVAILABLE \*\*

This delightful four bedroom home is being offered to the market at a competitive price and must be viewed to fully appreciate the true size and quality on offer!

Situated just a stones throw away from the town centre of Drifffield, this home has been lovingly maintained over the years by the current owners. Internal accommodation itself briefly comprises lounge/dining room, kitchen, conservatory and bathroom to ground floor. The first floor offers a double bedroom and a further good sized bedroom and the second floor boasts two further well proportioned rooms. Externally, there is a well presented rear garden and access to the front.

Early viewing is essential!



### Lounge/Dining Room

25'5" x 14'2" (7.77m x 4.34m)

A spacious lounge / dining room with double glazed bay window to front elevation, electric fire with wood surround, under stairs storage cupboard, two radiators and fitted carpet laid throughout.

### Kitchen

6'0" x 13'5" (1.85 x 4.11m)

A modern high gloss white kitchen comprising a mix of wall and base units, laminate roll top work surfaces and up-stands, four ring gas hob and oven. With space for free standing appliances, inset stainless steel sink and drainer with mixer tap over, double glazed window and upvc door leading into the conservatory.

### Utility

7'4" x 6'8" (2.25 x 2.04m)

With double glazed windows to rear and side elevations, external door to rear.

### Bathroom

7'9" x 5'9" (2.38 x 1.77m)

A part tiled bathroom with panelled bath and shower attachment, low flush WC, vanity style wash basin, heated towel rail, mains gas boiler and double glazed window to rear elevation.

### First Floor Landing

12'0" x 2'5" (3.67 x 0.76)

### Bedroom One

10'4" x 13'0" (3.17 x 3.98m)

A generous double bedroom with double glazed window to front elevation, fitted wardrobes, television point, radiator and fitted carpet.

### Bedroom Two

11'10" x 7'1" (3.61 x 2.17m)

Single bedroom, with fitted wardrobes, radiator, double glazed window to rear elevation and fitted carpet.

### Second Floor Landing

4'4" x 5'6" (1.34 x 1.68m)

### Bedroom Three

8'7" x 12'11" (2.64 x 3.96m)

A double bedroom with double glazed window to front elevation, radiator and fitted carpet.

### Bedroom Four

9'1" x 9'10" (2.77 x 3.01m)

A third double bedroom, with double glazed window to rear elevation, storage within the eaves, radiator, television point and fitted carpet.

### External

Externally this property boasts a well presented rear garden with garden shed, seating area and decorative borders.

### 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.

### Draft Details:

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

### Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

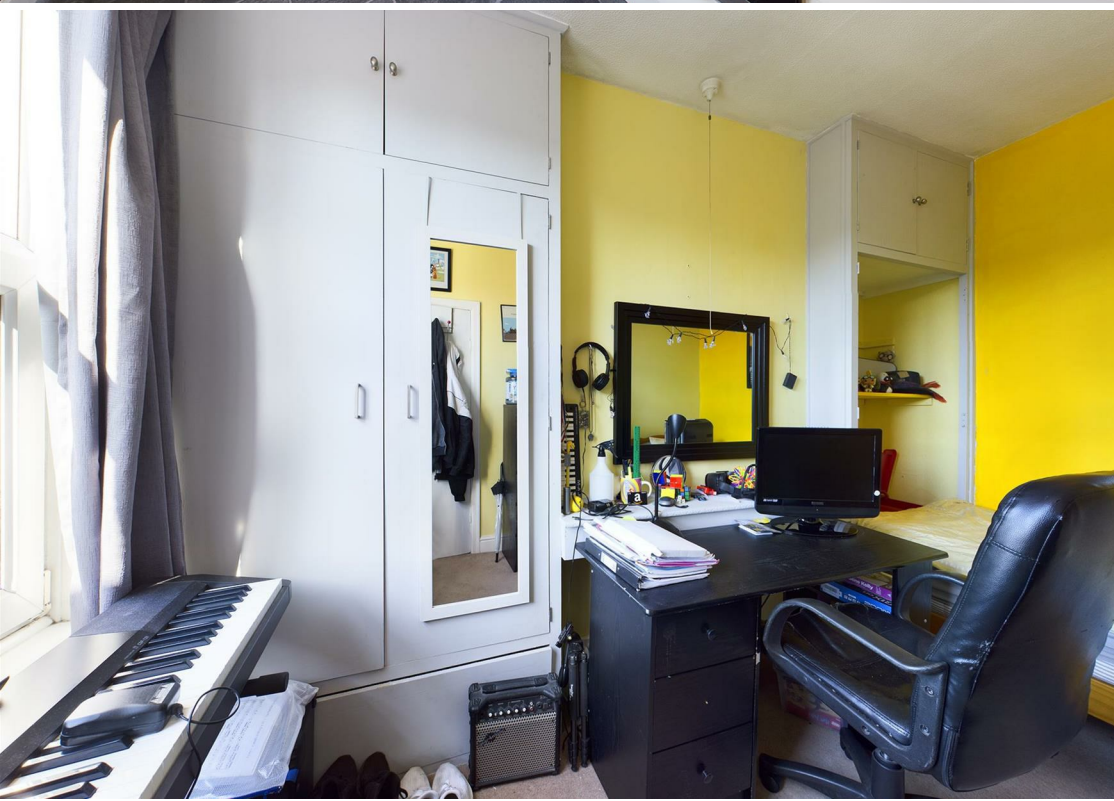
### New Viewing Protocols

In light of Government guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health

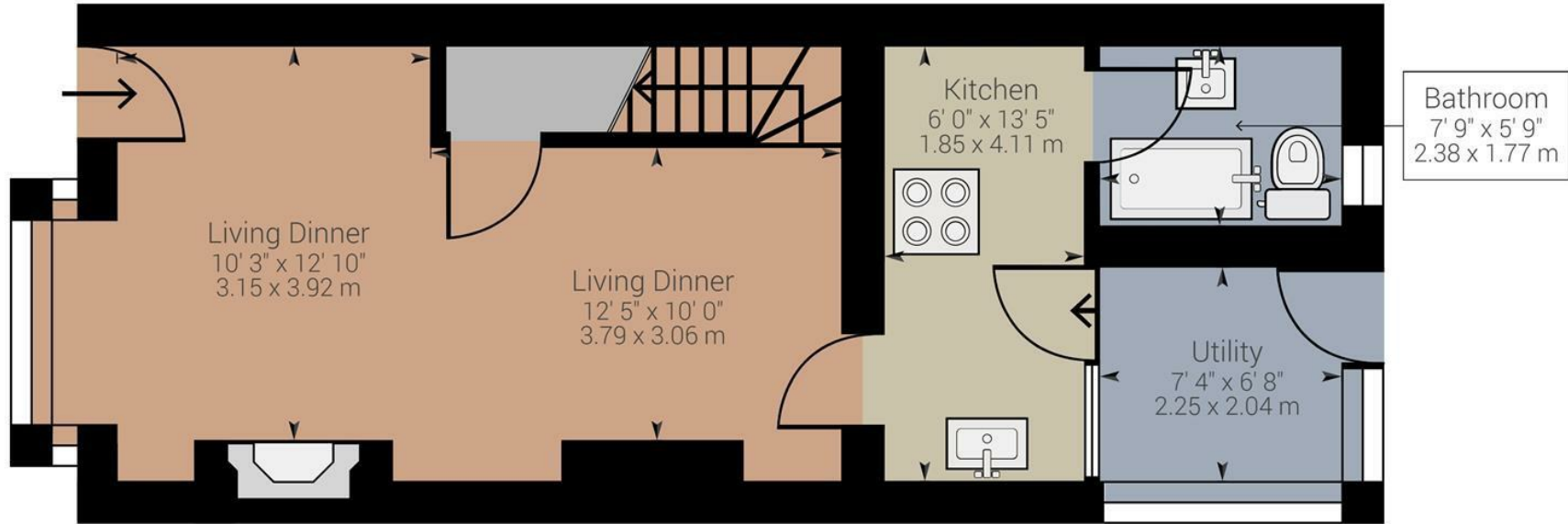
declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

### Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Approximate net internal area: 515.68 ft<sup>2</sup> / 47.91 m<sup>2</sup>  
 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.

Powered by Giraffe360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	92	B	B
60	85	C	C
45	70	D	D
30	55	E	E
15	40	F	F
0	25	G	G

England & Wales | EU Directive 2002/91/EC