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Chartered Surveyors

**4 Galloway Court**  
Drifffield  
YO25 6PG

Convenient for town centre  
Attractive views onto Drifffield Beck  
Two Bedrooms

Front and rear gardens  
Single garage  
Excellent first home

**Asking Price Of:**  
**£145,000**



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# 4 Galloway Court

Driffield  
YO25 6PG



A seldom available opportunity to purchase a competitively priced starter or investment property within convenient walking distance of the town centre. The property offers quite delightful views across Driffield Beck and includes two bedroom accommodation along with front facing lounge and fitted breakfast kitchen. A particular feature of the property is the off-street parking to the rear and also a single garage.

In summary, this is a great opportunity to acquire a modern built home with low maintenance, electric heating throughout.

## DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

## ACCOMMODATION

### ENTRANCE LOBBY

### LOUNGE

15' 9" x 12' 4" (4.82m x 3.77m)

With front facing window having views across Driffield Beck. Fitted laminate flooring, electric heater and staircase leading off.



### BREAKFAST KITCHEN

12' 4" x 9' 1" (3.77m x 2.78m)

Fitted along two walls with a modern range of kitchen units featuring base and wall mounted cupboards including Shaker style doors with chrome effect handles.

Integrated appliances include electric oven and hob with extractor over, space and provision for a fridge freezer plus inset sink with single drainer and base cupboard beneath.



Door to the rear and ample space for a breakfast table.

## LANDING

### **BEDROOM 1** 11' 0" x 9' 1" (3.37m x 2.79m)

With front facing views. Electric heater.



### **BEDROOM 2** 11' 0" x 9' 1" (3.37m x 2.78m)

Rear facing window and electric heater.



**BATHROOM** With suite comprising panelled bath having an electric shower over with glass side screen, low level WC and pedestal wash hand basin.



## OUTSIDE

The property forms part of a row of similar properties which run parallel to Driffeld Beck within a short walk of the town centre.

To the rear of the property is an area of enclosed garden featuring gravelled and slate filled beds within a fenced perimeter. Immediately to the rear of the property is a gravelled patio.

There is vehicular access to the rear of the property along with single garage.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 65 square metres.

## CENTRAL HEATING

The property benefits from electric heating throughout.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

Mains water, electricity, telephone and drainage.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet.

The property is currently rated band F.

## **NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## **WHAT'S YOURS WORTH?**

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## **VIEWING**

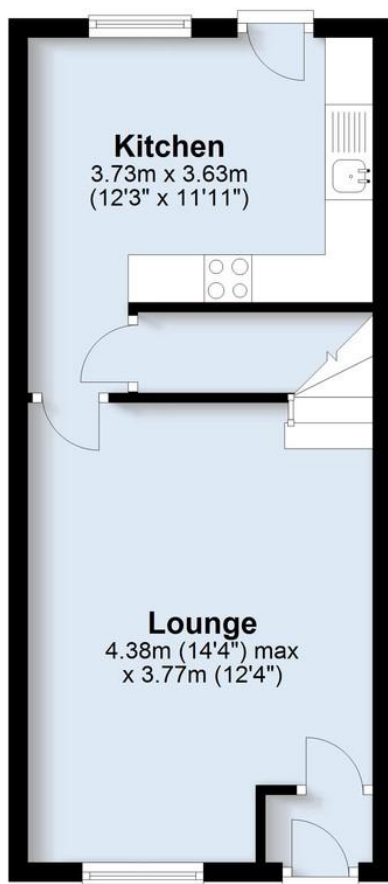
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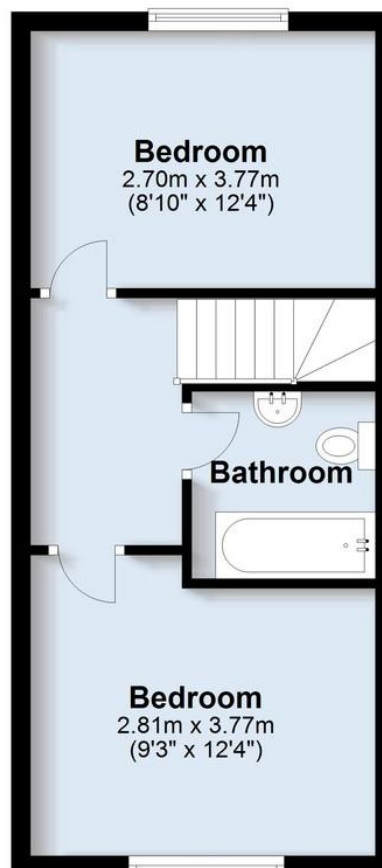
## Approximately 65 sq m

( from EPC calculation, this may exclude conservatories )

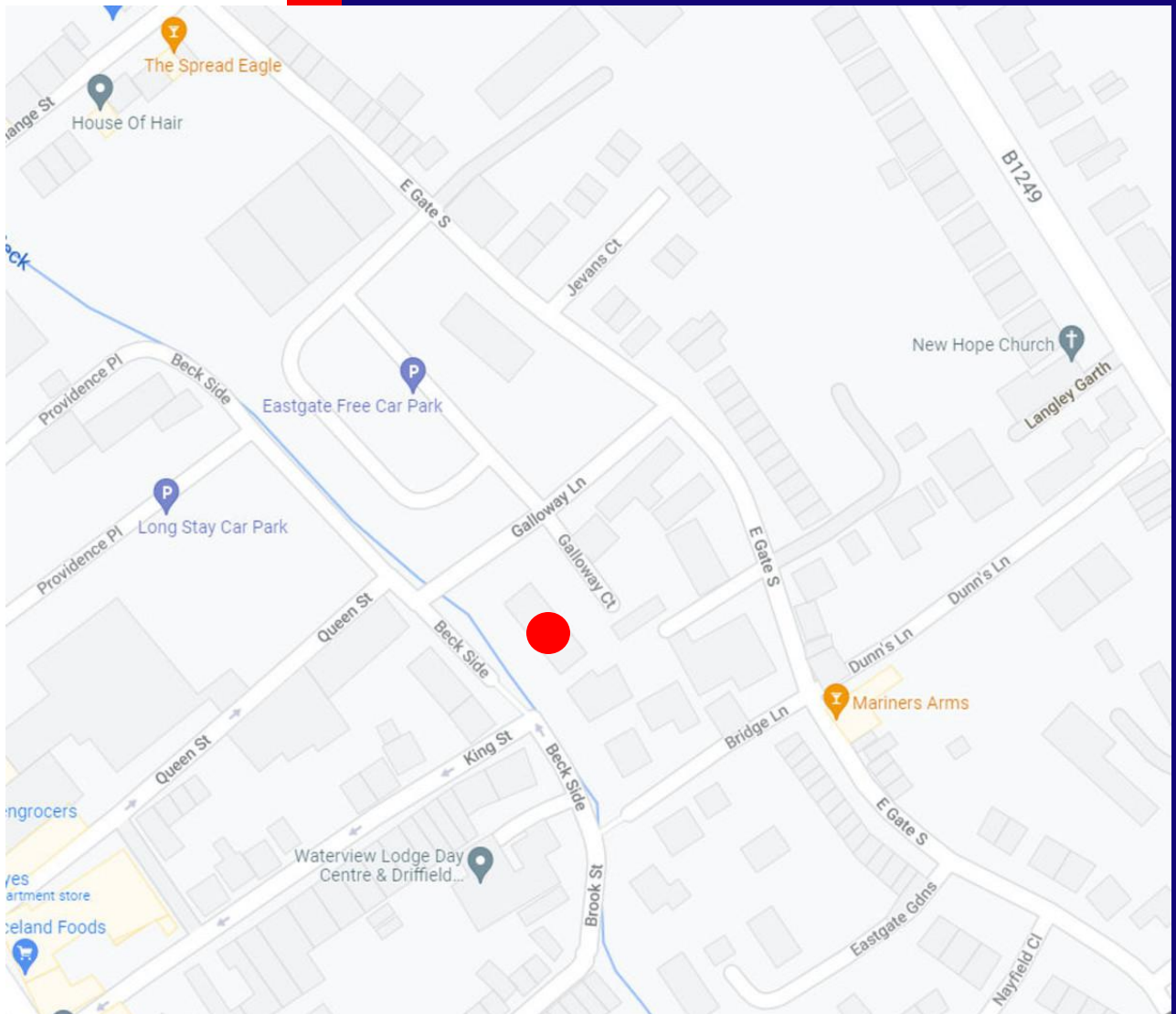
### Ground Floor



### First Floor







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