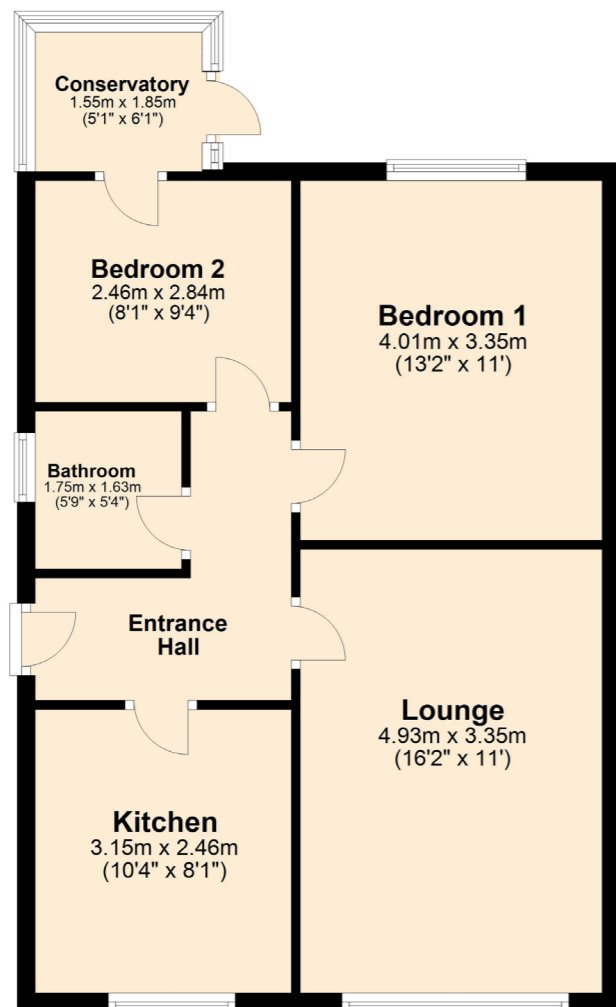


Ground Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Asking Price
£198,000

1 Kings Mead,
Drifffield, YO25 5FD



SERVICES

Undersood to all be connected to mains.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Door to the side aspect, loft access which is insulated and partially boarded, radiator and power points.

LOUNGE- 4.93m (16'2) x 3.35m (11')

Window to the front aspect, coving, gas fireplace, radiator, TV point and power points.

KITCHEN- 3.15m (10'4) x 2.46m (8'1)

Window to the front aspect, partially tiled walls, a range of wall and base units, tiled splash back, space for fridge/freezer, space for washing machine, sink with drainer unit, cupboard which houses the boiler, gas hob, electric oven, extractor fan, laminated flooring and power points.

BEDROOM ONE- 4.01m (13'2) x 3.35m (11')

Window to the rear aspect, coving, built in storage cupboards, radiator and power points.

BEDROOM TWO- 2.46m (8'1) x 2.84m (9'4)

Door to the rear aspect leading into the conservatory, radiator and power points.

BATHROOM- 1.75m (5'9) x 1.63m (5'4)

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low level WC, sink with vanity unit, fully tiled shower cubicle, laminated flooring and heated towel rail.

CONSERVATORY- 1.55m (5'1) x 1.85m (6'1)

Door leading to the garden and laminated flooring.

GARDEN

Patio area, mainly flower beds throughout, outside tap, access to garage and driveway.

GARAGE

Up and over door with windows to the side and front aspect.

PARKING

Off street parking for one car.

**1 Kings Mead,
Driffield, YO25 5FD**

DESCRIPTION

1 Kings Mead is a superb two bedroom semi-detached bungalow located in a very popular area. The current owner has renovated throughout and added a conservatory onto the rear which over looks the garden. It's stands on a wonderful corner plot and has been made a move in ready home.

The property briefly comprises: entrance hall, kitchen, lounge area, two bedrooms, conservatory, large garden, garage and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

