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**5 Burdale Close
Drifffield
YO25 6SG**

**Cul de sac setting
Side drive and garage
Excellent overall condition**

**3 Bedrooms
Rear facing lounge
NO CHAIN**

**Asking Price Of:
£180,000**



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5 Burdale Close

Driffield
YO25 6SG



Forming part of an attractive established cul-de-sac, this is a super three bedroom semi-detached house with side drive and single garage. The property is ideal as a starter home or indeed investment property and is in excellent overall condition throughout, although some buyers would look to enhance some fixtures and fittings.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, M&Co, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

ACCOMMODATION

ENTRANCE HALL

With built-in storage cupboard.

CLOAKROOM/WC

With low level WC and wash hand basin.

KITCHEN

8' 10" x 7' 9" (2.71m x 2.37m)

Front facing window. Fitted with a range of traditionally styled kitchen units, including base and wall mounted cupboards along with worktops, space for a slot-in cooker with extractor over. Inset sink and space and plumbing for automatic washing machine.



LOUNGE

17' 7" x 14' 2" (5.36m x 4.33m)

With rear facing patio doors and staircase leading off. Radiator.



FIRST FLOOR

LANDING

BEDROOM 1

14' 2" x 8' 2" (4.33m x 2.50m)

With rear facing window. Built-in airing cupboard housing hot water cylinder. Radiator.



BEDROOM 2

8' 10" x 7' 8" (2.71m x 2.36m)

With front facing window. Radiator.

BEDROOM 3

12' 0" x 7' 8" (3.67m x 2.35 [max]m)

With front facing window. Radiator.



SHOWER ROOM

Modern shower enclosure housing electric shower. Pedestal wash hand basin with tiled splashback and low level WC. Fully tiled walls. Radiator.



OUTSIDE

The property stands back from the road behind an open plan lawned frontage.

There is a side drive which leads to a single garage with front facing up and over door and personal door to the side.



To the rear of the property is an attractive area of predominantly lawned garden which also features planted borders.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 72 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout having been newly installed in May 2022.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C.

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.

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VIEWING

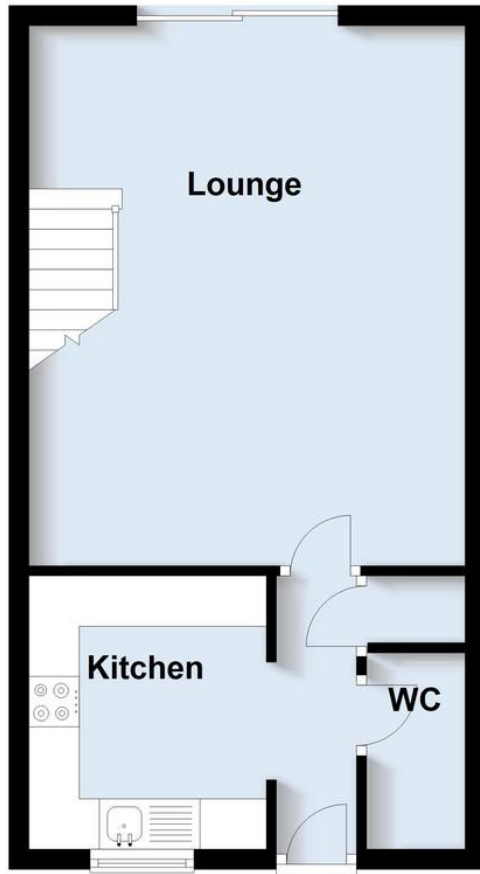
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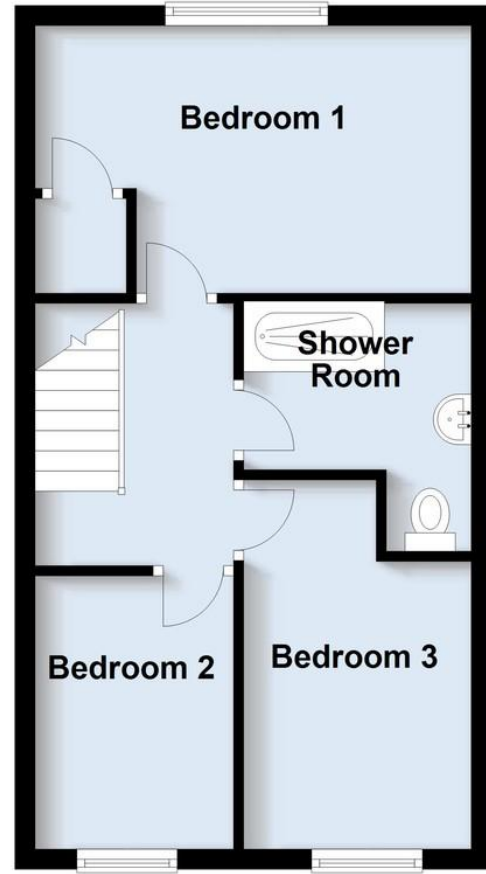
Approximately 72 sq m

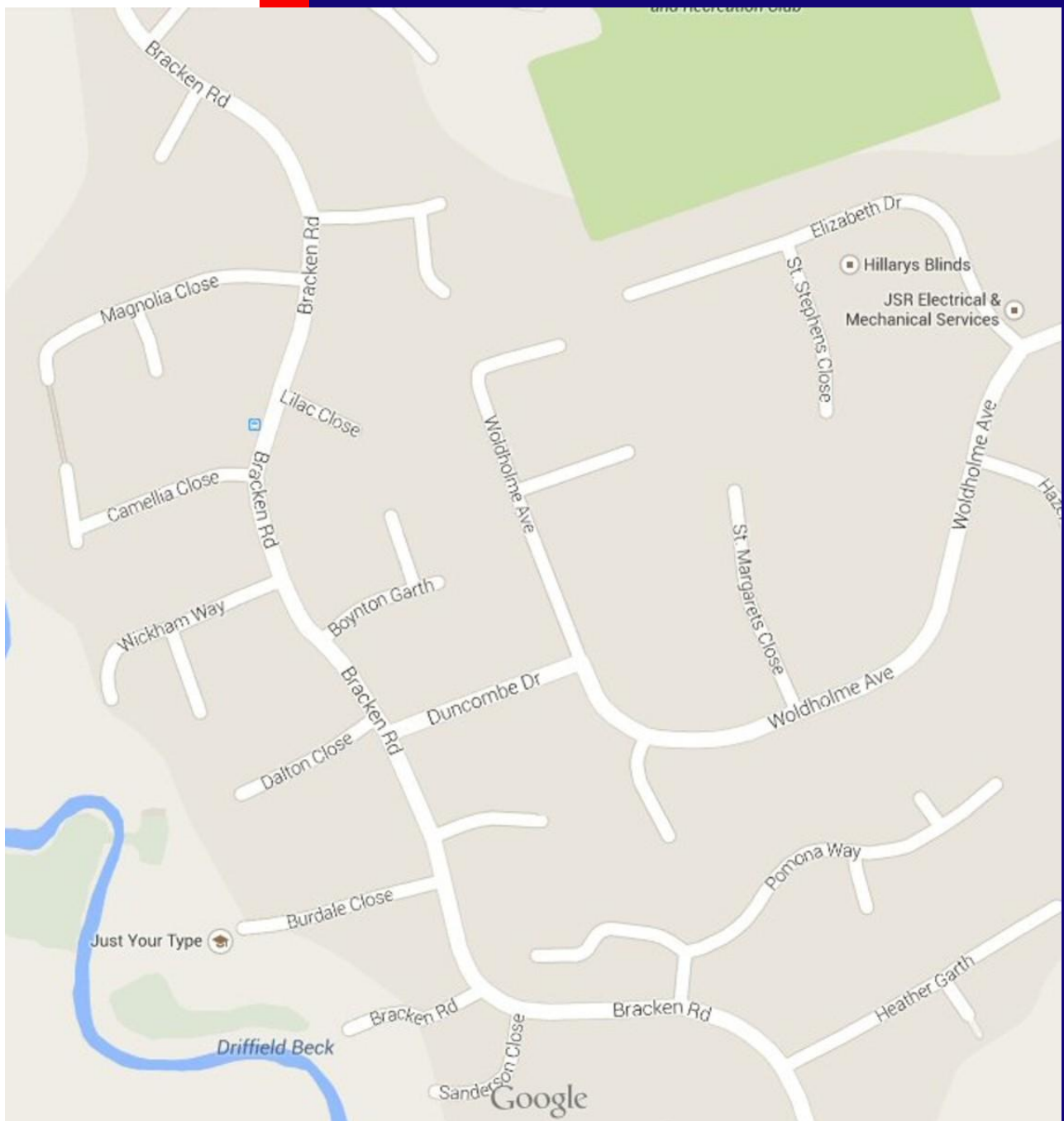
(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor





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