



Total area: approx. 76.2 sq. metres (820.7 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£235,000

4 Reina Drive,
Driffield, YO25 5BH

SERVICES

All 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 'A'.

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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4 Reina Drive, Driffield, YO25 5BH

DESCRIPTION

4 Reina Drive is an attractive two bedroom bungalow in one of the most popular residential areas in Driffield. With it's neutral decor throughout it's ready to move into. It's offered to the market with no chain and has the added bonus of a conservatory and off street parking. Viewings are a must with this property to appreciate it's quiet cul-de-sac location.

The property briefly comprises:- entrance hall, kitchen, two bedrooms, large lounge area leading to a conservatory, low maintenance garden, single garage and off street parking.

LOCATION

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, coving, loft access, radiator and power points. The loft is partially boarded with loft ladder.

LOUNGE- 3.38m (11'1) x 4.95m (16'3)

Window to the rear aspect, doors leading to the conservatory, coving, gas fire with marble hearth, radiator, TV point and power points.

CONSERVATORY- 2.77m (9'1) x 2.54m (8'4)

Double doors to the front and rear aspect, radiator and power points.

KITCHEN- 2.49m (8'2) x 3.17m (10'5)

Window to the front aspect, a range of wall and base units, tiled splash back, sink with drainer unit, space for fridge/freezer, space for dishwasher, space for washing machine or dryer, boiler, electric oven, electric hob, extractor fan and power points.

BEDROOM ONE- 3.38m (11'1) x 4.15m (13'7)

Window to the rear aspect, coving, built

in wardrobes, radiator, TV point and power points.

BEDROOM TWO- 2.72m (8'11) x 2.49m (8'2)

Window to the front aspect, coving, radiator and power points.

BATHROOM- 1.65m (5'5) x 2.03m (6'8)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower which is fully tiled, radiator and shaving point.

GARDEN

Easy maintained garden which is fully enclosed with fencing, patio and pebble area, side access and access to the garage.

GARAGE- 5.41m (17'9) x 2.54m (8'4)

Door to the side aspect, up and over door, lighting and power.

PARKING

Off street parking for two/three cars.