

Approximate total area⁽¹⁾
830.07 ft²
77.12 m²

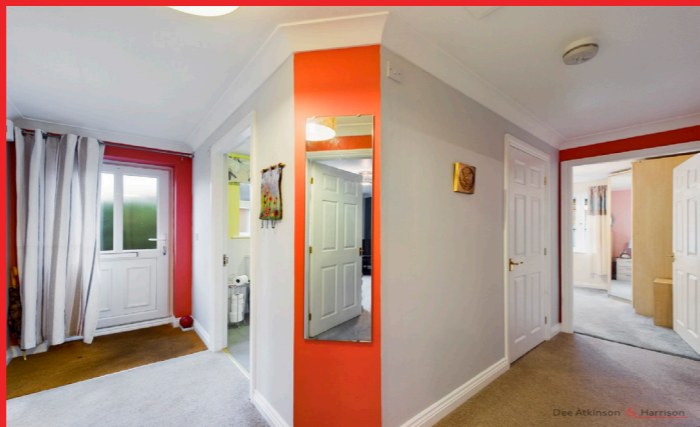


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Offers Over
£225,000

50 Meadow Road,
Driffield, YO25 5NL



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the side aspect, coving, good size storage cupboard with shelving, radiator and power points.

LOUNGE/ DINING ROOM- 19'7 (5.97m) x 11'1 (3.39m)

Window to the front aspect, coving, wall mounted electric fire, radiator, TV point, telephone point and power points.

KITCHEN- 10'4 (3.17m) x 8'7 (2.64m)

Window to the front aspect, cupboard housing the boiler, inset spotlights, a range of wall and base units, tiled splash back, one and a half sink with drainer unit, plumbing for washing machine, space for fridge/freezer, eye-level built in electric oven, electric hob, extractor hood, breakfast bar seating area, tiled flooring, radiator and power points.

BEDROOM ONE- 9'11 (3.04m) x 11'8 (3.57m)

Window to the rear aspect, free standing wardrobes, radiator and power points.

BEDROOM TWO/RECEPTION ROOM- 13'9 (4.19m) x 8'2 (2.50m)

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

BATHROOM- 8'0 (2.46m) x 8'0 (2.44m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in fully tiled shower cubicle with electric shower, wall mounted storage cupboards, tiled flooring with underfloor heating, heated towel rail and extractor fan.

GARAGE- 17'5 (5.33m) x 9'1 (2.79m)
Up and over door, power and lighting.

PARKING

Off street parking for one car.

GARDEN

The garden to the rear is very easily maintainable as it is fully paved with side access and outside tap. To the front of the property, there is a beautiful, fully laid to lawn garden with shrub and flower borders. It is fully enclosed with wrought iron wall top railings and double gates leading to the garage and parking space.

SERVICES

Understood to all be connected to mains.

TENURE

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

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'B'.

VIEWING

Strictly by appointment with the sole agents.

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.

50 Meadow Road, Driffield, YO25 5NL

DESCRIPTION

50 Meadow Road is a contemporary, two bedroom semi-detached bungalow located in a popular area. This property benefits from being on a great corner plot and a extremely well maintained south facing front garden. With only having one owner since being built around 2004, it's been loved and kept in a impeccable condition.

The property briefly comprises:- entrance hall, modern kitchen, shower room, well proportioned lounge/dining area, two double bedrooms, garden to the rear and front. detached single garage and off street parking for one car.

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.

