



Approximate total area⁽¹⁾
1104.36 ft²
102.60 m²

(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



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Asking Price
£275,000

31 Spencers Way,
Driffield, YO25 6RH



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

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 PORCH

Door to the front aspect, coving, picture rail and fitted carpets.

HALLWAY- 8'6 (2.60m) x 16'8 (5.09m)

Window to the front aspect, coving, picture rails, fitted carpets, radiator and power points.

LOUNGE- 13'6 (4.13m) x 17'1 (5.23m)

Bay window to the front aspect, coving, gas fireplace with marble heard and surround, radiator, TV point and power points.

KITCHEN/DINING AREA- 13'3 (4.05m) x 10'5 (3.20m)

Window to the rear and side aspect, coving, a range of wall and base units, tiled splash back, sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, electric hob, double wall mounted electric oven, laminated flooring, radiator and power points.

UTILITY ROOM- 4'9 (1.45m) x 3'0 (0.92m)

Opaque window to the side aspect, wall mounted gas boiler and laminated flooring.

BACK ENTRANCE- 4'9 (1.46m) x 2'9 (0.86m)

Door to the side aspect, coving and laminated flooring.

BEDROOM ONE- 12'2 (3.71m) x 13'5 (4.11m)

Bay window to the front aspect, coving, built in wardrobes, fitted carpets, radiator, TV point, telephone point and power points.

BEDROOM TWO- 10'11 (3.33m) x 11'8 (3.57m)

Bay window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BATHROOM- 13'6 (4.13m) x 6'0 (1.83m)

Opaque window to the rear aspect, coving, picture rail, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps and over head shower attachment, heated towel rail, extractor fan and shaving point.

SHOWER ROOM- 9'0 (2.76m) x 5'5 (1.67m)

Opaque windows to the rear aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle with electric shower, fitted carpets, radiator and extractor fan.

GARAGE

Sliding door to the front aspect, pedestrian door into the property to the side, power and lighting.

PARKING

Off street parking for two cars.

**31 Spencers Way,
Driffield, YO25 6RH**

DESCRIPTION

Brought to the market in a rare and desirable area, 31 Spencers Way has the versatility of being either a two or converted back to a three bedroom bungalow. Presented in good condition throughout and offering an abundance of space in each room, it would be perfect for those looking for that town centre location. Offered to the open market with the advantage of no onward chain, viewings are strongly recommended!

The property briefly comprises:- entrance porch, spacious hallway, lounge, kitchen/dining area, back entrance, utility space, two double bedrooms, shower room, family bathroom, integral garage, garden to the front and rear, gated off street parking for multiple cars.

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.



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