



WC
3'3" x 4'9"
1.01 x 1.46 m

Rear Porch
3'4" x 3'6"
1.02 x 1.09 m

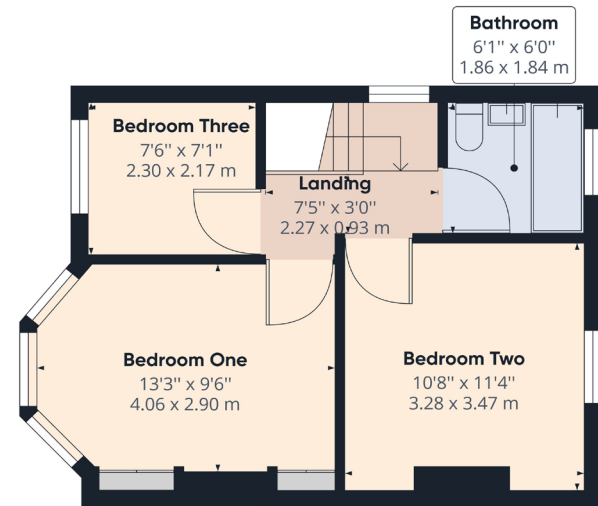
Approximate total area⁽¹⁾
629.59 ft²
58.49 m²

Ground Floor Building 1

(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.

DRAFFE360



Bathroom
6'1" x 6'0"
1.86 x 1.84 m

Approximate total area⁽¹⁾
363.58 ft²
33.96 m²

Floor 1 Building 1

(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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Asking Price
£245,000

38 Wansford Road,
Driffield, YO25 5NF

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 '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- 10'11 (3.34m) x 5'8 (1.75m)

Door to the front aspect, stairs leading to the first floor landing, understairs cupboard, panelled walls, laminated flooring, radiator and power points.

LOUNGE- 10'8 (3.25m) x 11'9 (3.59m)

Large bay window to the front aspect, coving, cast iron open fireplace with tiled hearth and wooden surround, fitted carpets, radiator, TV point and power points.

DINING ROOM- 10'6 (3.22m) x 18'0 (5.49m)

Window to the side aspect, coving, cast iron open fireplace with tiled hearth and wooden surround, built in storage cupboards and shelving, wood style flooring, radiator and power points.

KITCHEN/BREAKFAST AREA- 13'10 (4.24m) x 15'1 (4.62m)

Window to the rear aspect, Velux windows, exposed beams, cupboard housing the boiler, a range of wall and base units, tiled splash back, ceramic sink with drainer unit, integrated dishwasher, space for fridge/freezer, island which has built in Range Cooker with gas hob and electric oven, wood style flooring, radiator, extractor fan and power points.

CLOAKROOM- 3'3 (1.01m) x 4'9 (1.46m)

Opaque window to the rear aspect, tiled splash back, low flush WC, wall mounted sink and tiled flooring.

REAR PORCH- 3'4 (1.02m) x 3'6 (1.09m)

Door to the side aspect, window to the rear aspect and tiled flooring.

FIRST FLOOR LANDING- 7'5 (2.27m) x 3'0 (0.93m)

Window to the side aspect, panelled walls, fitted carpets and power points.

BEDROOM ONE- 13'3 (4.06m) x 9'6 (2.90m)

Large bay window to the front aspect, coving, built in wardrobe space, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 10'8 (3.28m) x 11'4 (3.47m)

Window to the rear aspect, coving, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 7'6 (2.30m) x 7'1 (2.17m)

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

BATHROOM- 6'1 (1.86m) x 6'0 (1.84m)

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with mixer taps and Aqualisa over head shower attachment, laminated flooring, heated towel rail and extractor fan.

GARDEN

Large north-east facing garden which is mainly laid to lawn with patio area, outside garden shed, timber fencing making it fully secure and side gated access. ,

GARAGE- 20'0 (6.10m) x 9'9 (2.99m)

Up and over door, window to the rear and side aspect, power points and lighting.

PARKING

Off street parking.

38 Wansford Road, Driffield, YO25 5NF

DESCRIPTION

38 Wansford Road is a traditional three bedroom semi-detached property just a stones throw away from the town centre. Having been upgraded and beautifully maintained throughout, the current owner has extended to create a fantastic modern open kitchen space. It boasts an abundance of natural light and is inviting the moment you walk through the door. With an impressively sized garden, this property have everything to offer and is not one to miss out on.

The property briefly comprises:- entrance hall, lounge, dining room, large kitchen/breakfast area, cloakroom, rear porch, first floor landing with three bedrooms, family bathroom, large rear garden, garage and off street parking to the front.

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.

