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Chartered Surveyors

**172 Auchinleck Close
Drifffield
YO25 9HF**

**Mid-terrace house
2 Bedrooms
Modern kitchen**

**First floor bathroom
Spacious Lounge
Gas CH and mainly uPVC DG**

**Asking Price Of:
£118,000**



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172 Auchinleck Close

Driffield

YO25 9HF



These homes are in demand - get in quick, or lose out !!

A super mid-terrace town house located at the heart of this popular residential area. With a block paved forecourt offering excellent off-road parking for several vehicles and a good sized south facing rear garden.

The property briefly comprises Entrance Hall, modern fitted breakfast kitchen, spacious lounge, bathroom and 2 bedrooms.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

Auchinleck Close is located approximately 1 mile to the east of Driffield town centre.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor. Window and radiator.

KITCHEN

15' 5" x 8' 11" (4.72m x 2.74m)

Modern fitted kitchen. Radiator. Door to rear



LOUNGE

19' 7" x 8' 11" (5.99m x 2.74m)

Windows to two elevations. Radiator.



FIRST FLOOR

LANDING

BEDROOM 1 16' 0" x 8' 11" (4.90m x 2.74m)

Built-in storage cupboard. Radiator.



BEDROOM 2 12' 5" x 8' 2" (3.81m x 2.51m)

Built-in storage cupboard. Hot water tank with built-in cupboard above.



BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m)

Radiator.

OUTSIDE

To the front is a block paved forecourt offering parking for several vehicles. To the rear is a south facing lawned garden.



SERVICES

All mains services connected.

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 mostly uPVC sealed unit double glazing throughout.

TENURE

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

COUNCIL TAX BAND

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

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.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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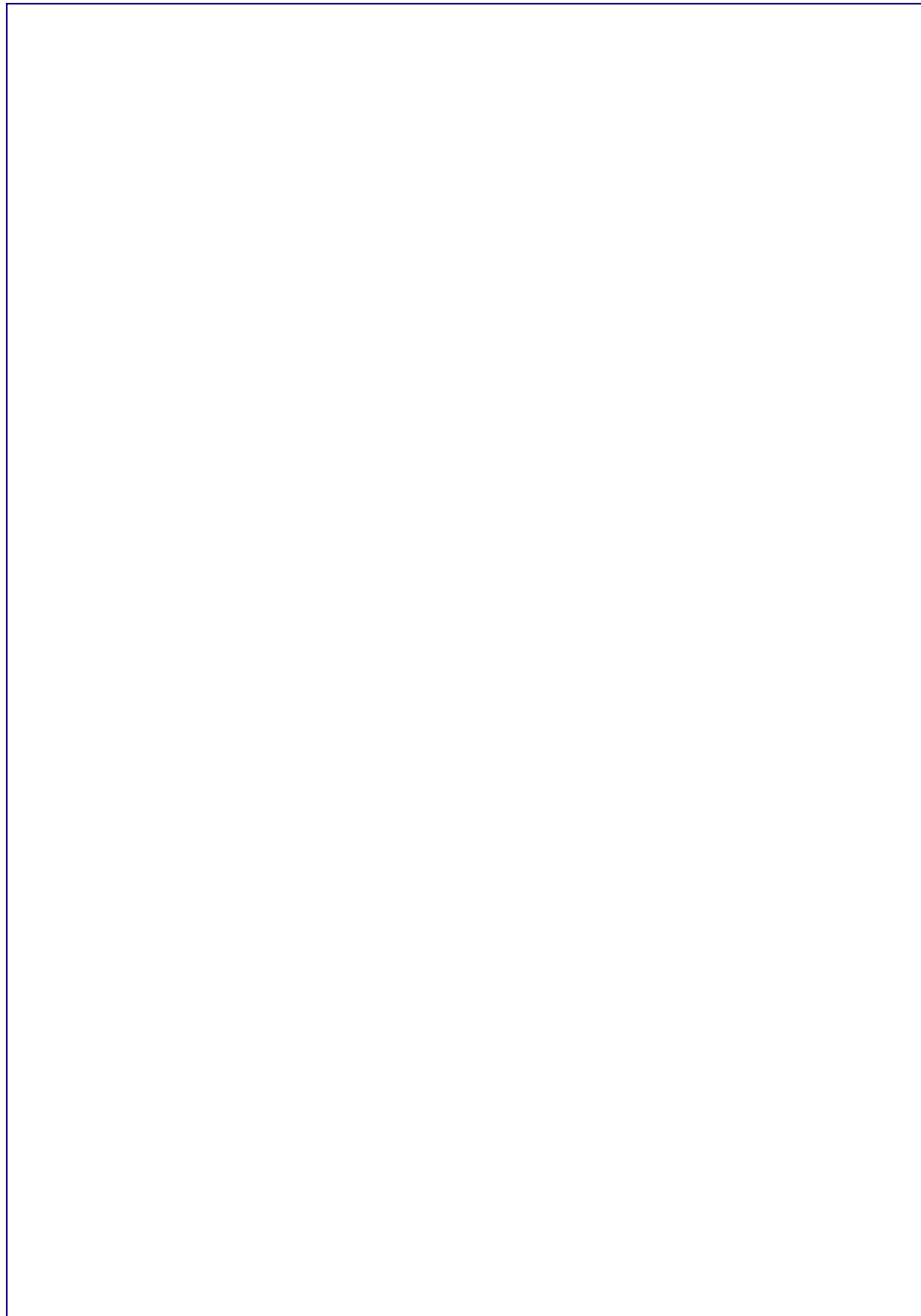
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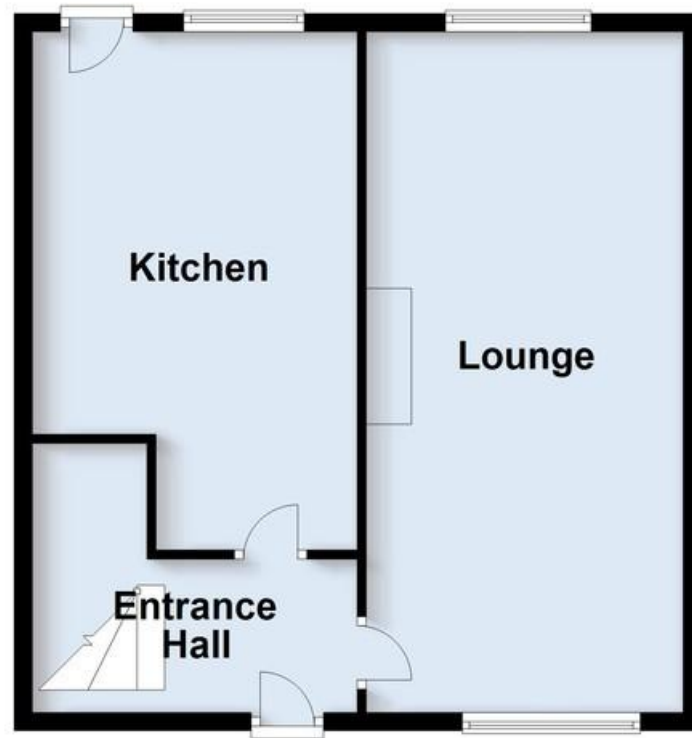
VIEWING

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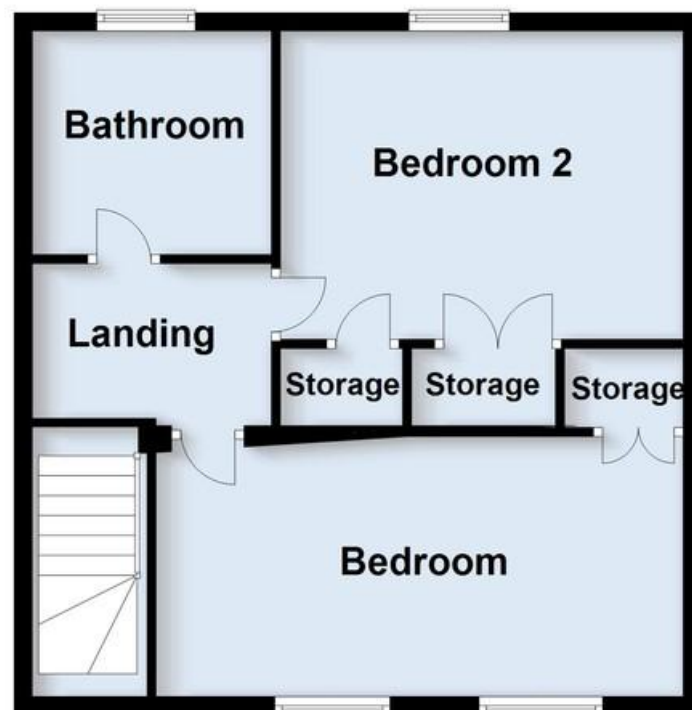
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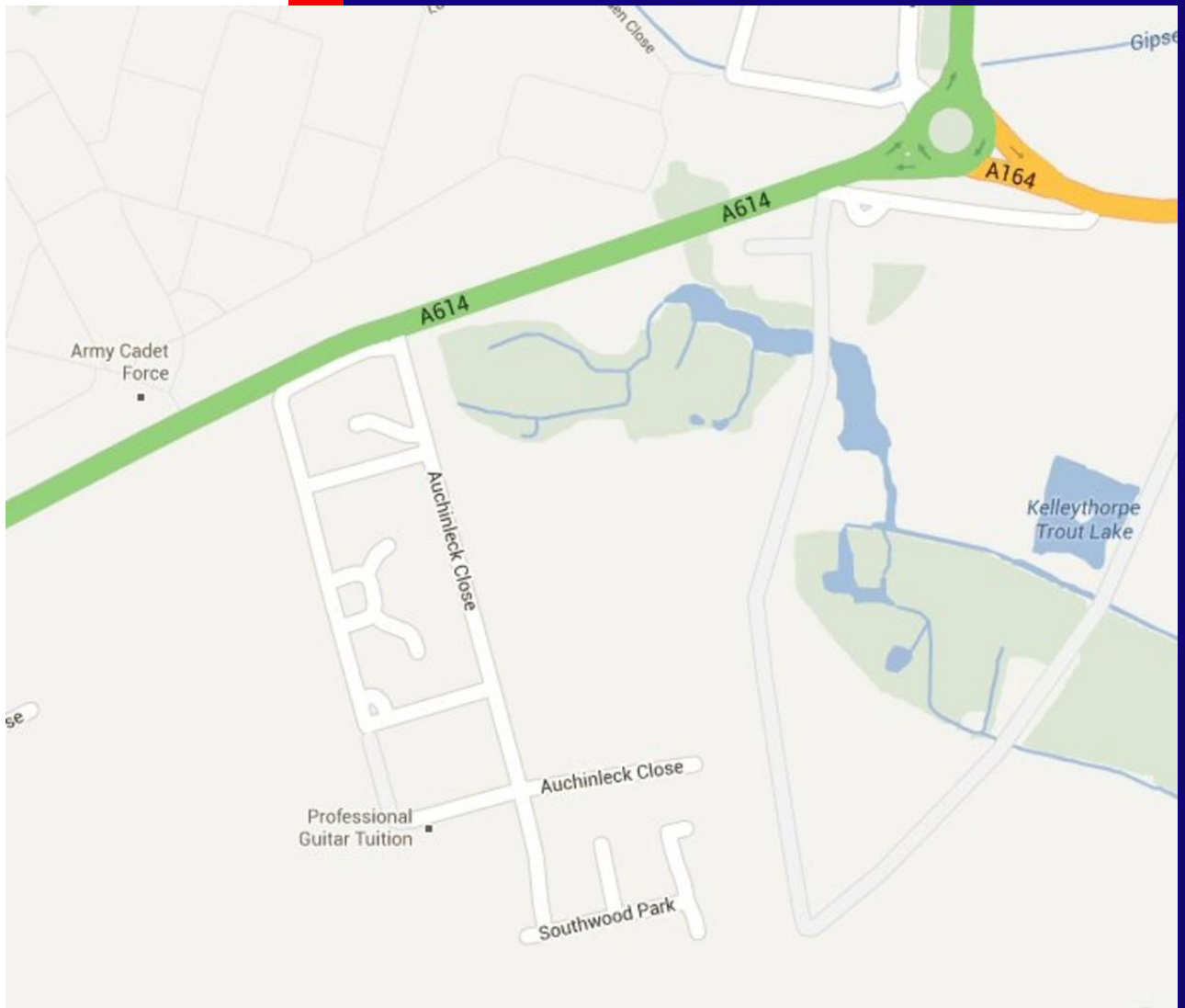


Ground Floor



First Floor





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