



**4B The Terrace, Bridlington Road
Driffield, East Yorkshire YO25 5JA**
Offers over £100,000

WP WOOLLEY
& PARKS

4B The Terrace, Bridlington Road, Driffield, East Yorkshire YO25 5JA

*** BEAUTIFUL, SPACIOUS APARTMENT ***

This one bedroom apartment has been updated and beautifully improved over the years by the current owner and offers a fine blend of spacious accommodation with many period features providing character and charm throughout. Situated close to the town centre of Driffield, this property must be viewed to fully appreciate the true quality on offer! Internal accommodation itself briefly comprises entrance hall, lounge / dining room, kitchen, bathroom and bedroom. Externally there are well presented communal gardens and allocated off street parking. Early viewing comes highly recommended to avoid disappointment!

Entrance Hall

With built in storage cupboard, radiator and fitted carpet.

Lounge / Dining Room 21'10 x 17'00 (6.65m x 5.18m)

A beautiful, spacious lounge / dining room with huge sliding sash bay window to front elevation, sliding sash window to side elevation, television point, radiator and oak flooring throughout.

Kitchen 13'01 x 8'08 (3.99m x 2.64m)

With a range of wall and base units, roll top work surfaces, single electric oven, four ring gas hob, one and a half bowl stainless steel sink, tiled splash backs, plumbing for free standing appliances, mains gas boiler, radiator and sliding sash window to rear elevation.

Master Bedroom 16'06 x 13'00 (5.03m x 3.96m)

A huge master bedroom with sliding sash window to rear elevation, radiator, television point and fitted carpet.

Bathroom 8'01 x 7'04 (2.46m x 2.24m)

With part tiled walls, panelled bath and mains shower over, low flush WC, pedestal wash basin, heated towel rail, tiled flooring with underfloor heating and sliding sash window to side elevation.

Communal Areas

Beautiful communal hall well kept by the current residents with stunning solid wood external door, phone entry system, carpeted staircase and sensor lighting. To the rear of the property is enclosed walled garden mainly laid to lawn with well established borders and seating area for all to enjoy.

Allocated Parking

This property also benefits from having a private residents car park to the rear with this property having one allocated parking space and guest parking for all.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer.

No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

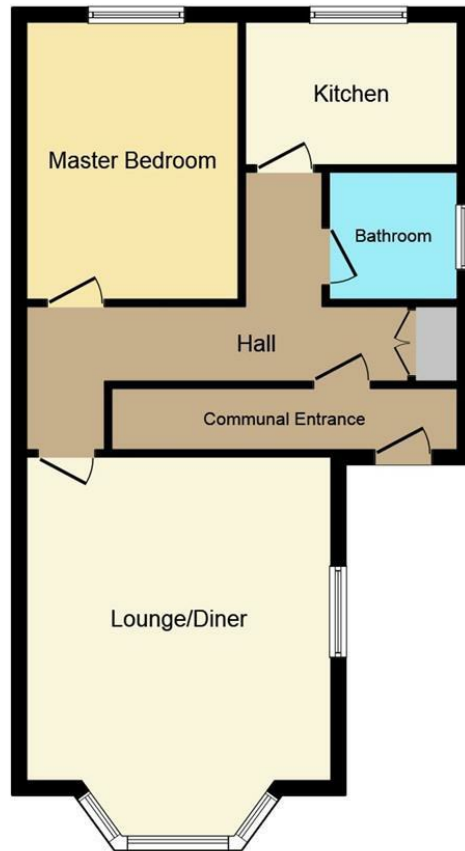
Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

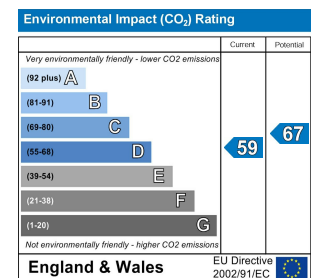
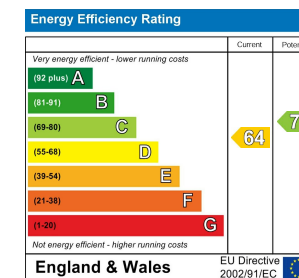
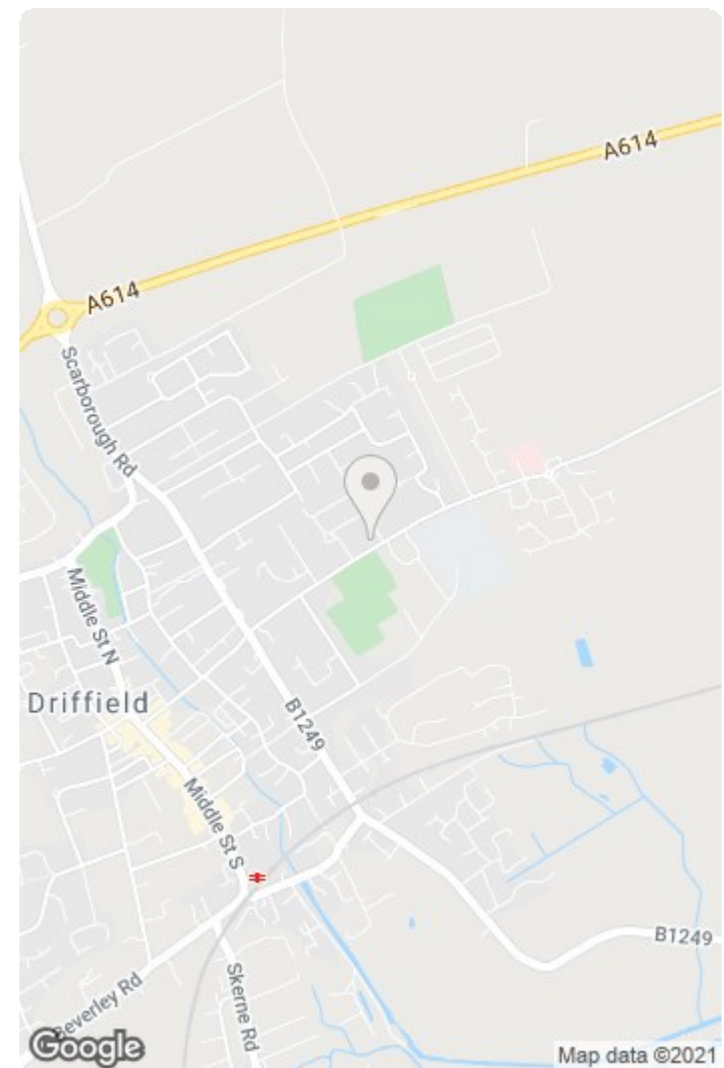
New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.





Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

