



54 Westgate, Driffield, Yorkshire YO25 6TJ

*** BRILLIANT DETACHED HOME IN CENTRAL LOCATION ***

This three bedroom detached home situated extremely close to the town centre of Driffield but boasting OFF STREET PARKING is being offered to the market with NO ONWARD CHAIN. Internal accommodation itself briefly comprises sitting room, kitchen / dining room, lounge and rear entrance to ground floor. The first floor offers landing, master bedroom, second double bedroom, third double bedroom and bathroom. Externally there is an enclosed rear garden with outbuilding and large side drive providing ample off street parking. This property has been priced competitively and offers spacious accommodation throughout, so early viewing comes highly recommended to avoid disappointment!

- Three Double Bedrooms
- Fully Double Glazed
- No Onward Chain
- EPC RATING =
- Detached Family Home
- Gas Central Heating
- Deceptively Spacious
- Ample Off Street Parking
- Must Be Viewed
- Town Centre Location

Offers over £155,000

Sitting Room

11'11 x 11'00 (3.63m x 3.35m)

With double glazed window and external door to front elevation, television point radiator and fitted carpet.

Kitchen / Dining Room

20'04 x 8'04 (6.20m x 2.54m)

A spacious room with wall and base units, roll top work surfaces, stainless steel sink, plumbing for free standing appliances, telephone point, radiator and three double glazed windows to rear elevation.

Lounge

13'11 x 11'00 (4.24m x 3.35m)

With double glazed window to front elevation, feature fireplace, radiator, television point and laminate flooring.

Rear Entrance

With double glazed external door to side elevation, radiator and fitted carpet.

Landing

With loft access and fitted carpet.

Master Bedroom

14'00 x 11'00 (4.27m x 3.35m)

With double glazed window to front elevation, radiator and fitted carpet.

Bedroom Two

12'00 x 10'11 (3.66m x 3.33m)

With double glazed window to front elevation, boiler cupboard housing nearly new combi-boiler, telephone point and radiator.

Bedroom Three

11'10 x 8'09 (3.61m x 2.44m)

A third double bedroom with double glazed window to rear elevation, radiator and fitted carpet.

Bathroom

9'01 x 5'11 (2.77m x 1.80m)

With panelled bath and electric shower over, low flush WC, pedestal wash basin, radiator and double glazed window to rear elevation.

Outbuilding

The property benefits from a brick built outbuilding with power and light.

External

Externally the property boasts an enclosed rear garden which is mostly laid to lawn along with large side drive to the right of the property providing ample off street parking.

Heating

The property benefits from mains gas central heating.



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.

Agents Note

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

Laser Tape Clause

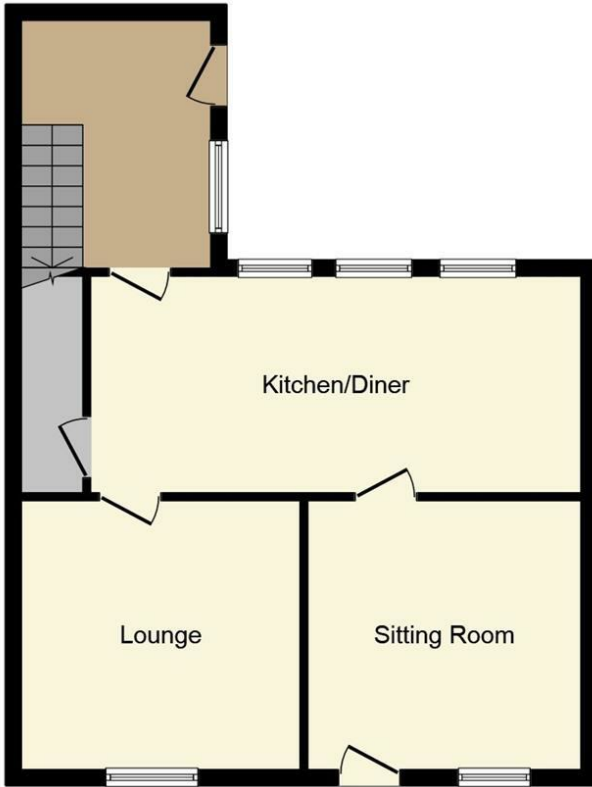
Laser Tape Clause

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.



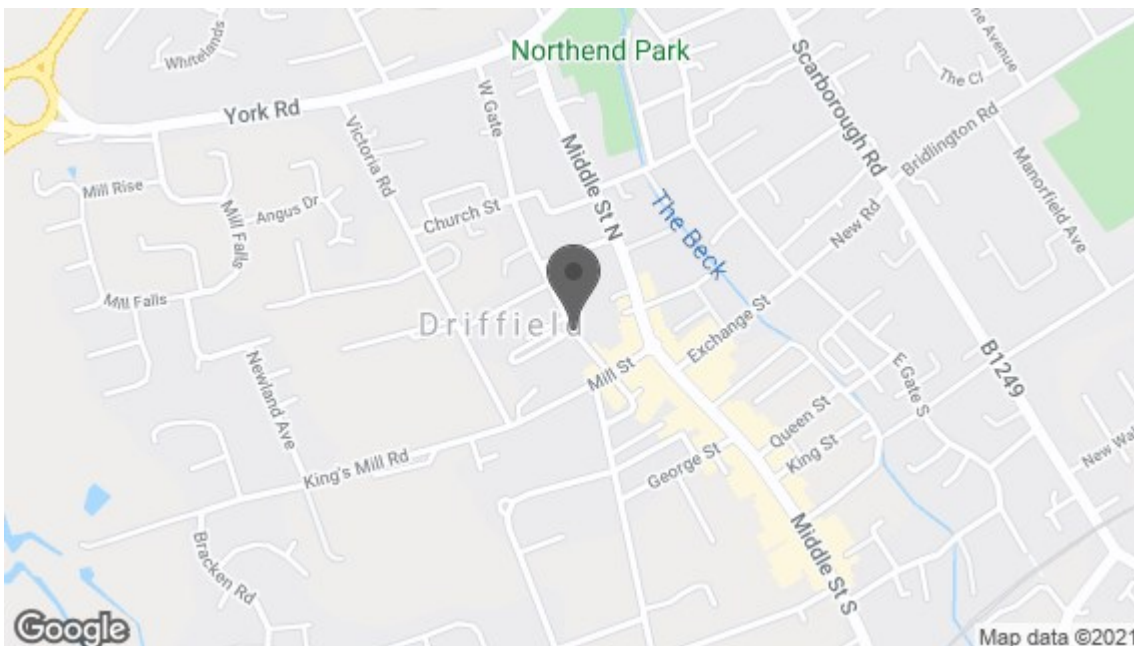


Ground Floor



First Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		82
	(69-80) C		
	(55-68) D		
	(39-54) E	43	
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		81
	(69-80) C		
	(55-68) D		
	(39-54) E	43	
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	