



28 Gibson Street
Driffield, Yorkshire YO25 6ED
Offers over £115,000

WP WOOLLEY
& PARKS

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*** CHARMING MID-TERRACE HOME ***

This two bedroom property has been vastly updated and improved by the current owner to a wonderful standard! Situated close to the town centre of Driffield and benefiting from a generous private rear garden, this home is a must see! Internal accommodation itself briefly comprises lounge / dining room and kitchen to ground floor. The first floor boasts landing, master bedroom, second bedroom and bathroom. Externally there is a private rear garden with outbuilding. This property will not be around for long so early viewing comes highly recommended!

Lounge / Dining Room 19'05 x 11'04 (5.92m x 3.45m)

A beautifully presented space with double glazed window and composite door to front elevation, television point, radiators and fitted carpet.

Kitchen 10'01 x 8'05 (3.07m x 2.57m)

With a range of wall and base units, roll top work surfaces, stainless steel sink, plumbing for free standing appliances, mains gas boiler, radiator and double glazed window and external door to rear elevation.

First Floor Landing

With fitted carpet.

Master Bedroom 11'10 x 9'04 (3.61m x 2.84m)

With double glazed window to front elevation, built in wardrobe, radiator, television point and fitted carpet.

Bedroom Two 9'07 x 8'06 (2.92m x 2.59m)

With double glazed window to rear elevation, radiator, loft access, television point and fitted carpet.

Bathroom 14'05 x 5'09 (4.39m x 1.75m)

A brilliantly worked bathroom with free standing roll top bath, low flush WC, pedestal wash basin and

single shower unit with mains shower over, double glazed window to rear elevation and radiator.

External

Externally the property benefits from a private rear garden which is mostly laid to lawn with raised decking area, mature shrubbery, decorative borders and outbuilding.

Outbuilding 10'06 x 4'02 (3.20m x 1.27m)

A brick built outbuilding with power and light.

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.

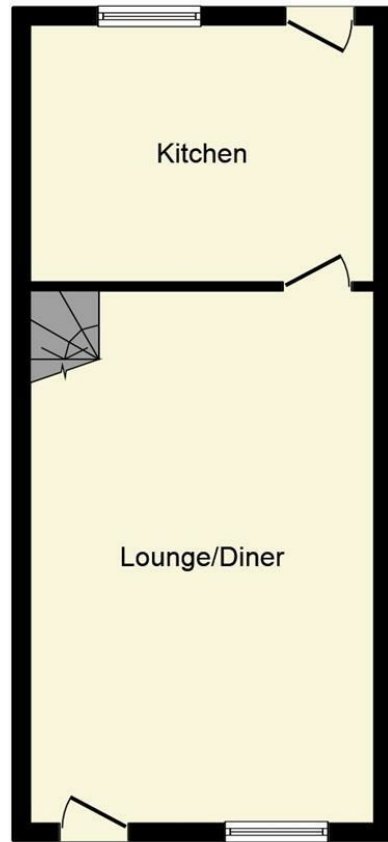
Laser Tape Clause

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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.

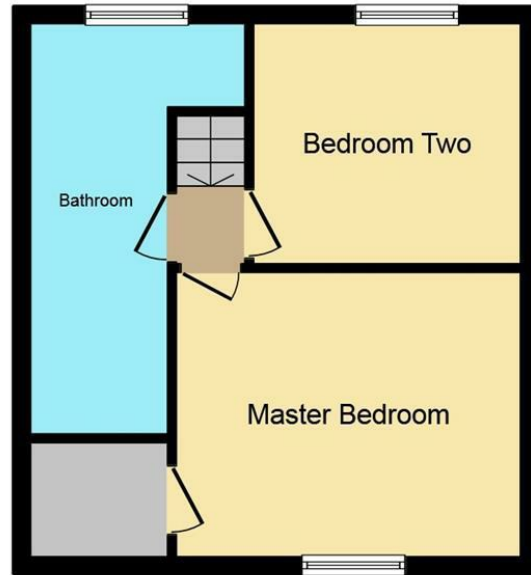
New Viewing Protocols

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.

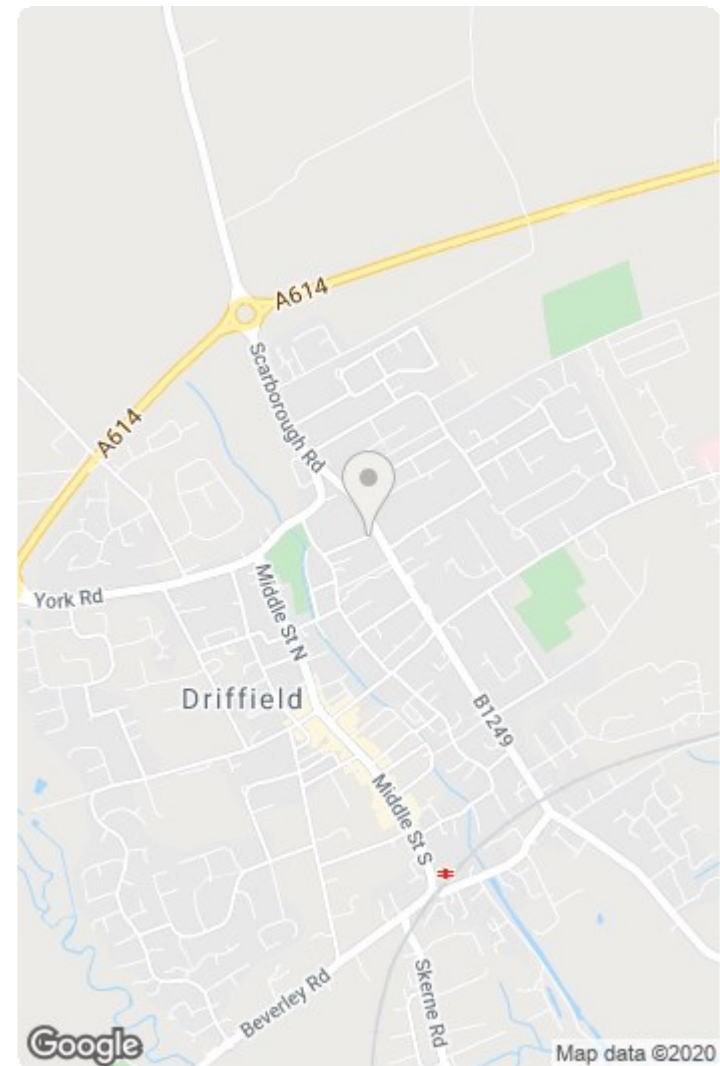




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(39-54) E			
(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			
(69-80) C			
(55-68) D		62	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

