



**73 Wansford Road**  
**Driffield, East Yorkshire YO25 5NG**  
**Offers over £125,000**

**WP** WOOLLEY  
& PARKS

# 73 Wansford Road, Driffield, East Yorkshire YO25 5NG

\*\*\* RARELY AVAILABLE IN POPULAR LOCATION \*\*\*

This three bedroom mid-terrace home is being offered to the market having been lovingly maintained over the years by the current owners. Situated within a popular area of Driffield and just a stones throw away from the towns amenities, this home makes a fantastic starter home or investment opportunity! Internal accommodation itself briefly comprises Lounge / Dining Room, Kitchen, Boiler Room and Bathroom to Ground Floor. The First Floor Offers Master Bedroom and Second Bedroom with The Second Floor Boasting a Third Bedroom! Externally there is a rear garden with outbuilding. Viewing is essential to fully appreciate what is on offer!

## Lounge / Dining Room 23'06 x 11'09 (7.16m x 3.58m)

With double glazed window and door to front elevation, gas fire with wood surround, under stairs storage cupboard, radiator, television and telephone points and part laminate / part carpet.

## Kitchen 11'05 x 8'07 (3.48m x 2.62m)

With wall and base units, roll top work surfaces, one and a half bowl stainless steel sink, tiled splash backs, tiled flooring, plumbing for free standing appliances and double glazed window and external door to rear elevation.

## Boiler Room 5'07 x 3'06 (1.70m x 1.07m)

With mains gas boiler, radiator and tiled flooring.

## Bathroom 5'06 x 5'05 (1.68m x 1.65m)

With panelled bath and mains shower over, low flush WC, pedestal wash basin, part tiled walls, tiled flooring and double glazed window to rear elevation.

## First Floor Landing

With double glazed window to rear elevation and fitted carpet.

## Master Bedroom 11'08 x 9'11 (3.56m x 3.02m)

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

## Bedroom Two 13'01 x 5'10 (3.99m x 1.78m)

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

## Second Floor Landing

With fitted carpet.

## Bedroom Three 13'01 x 7'03 (3.99m x 2.21m)

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

## External

Externally the property benefits from a rear garden with patio, lawn, raised beds, fruit trees and outbuilding.

## Agents Note

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

## Disclaimer

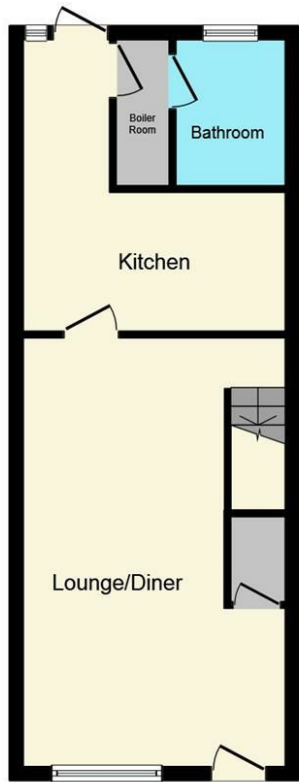
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending 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.

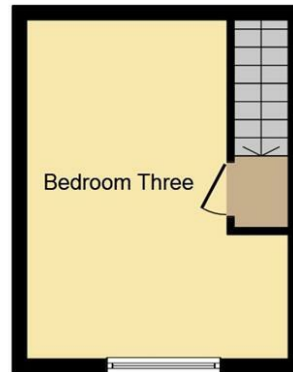




**Ground Floor**



**First Floor**



**Second Floor**



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		60	69
		75	54
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

