



**12 Skerne Road**  
**Driffield, YO25 6SP**  
**Offers over £77,500**

**WP** WOOLLEY  
& PARKS

## 12 Skerne Road, Driffield, YO25 6SP

\* LARGE FIRST FLOOR APARTMENT \*  
360' VIRTUAL TOUR AVAILABLE ONLINE \*

This two bedroom, two bathroom apartment would make an ideal first time home or excellent investment opportunity! Situated close to the town centre and benefiting from allocated parking, this home is in great condition throughout! Internal accommodation itself briefly comprises entrance hall, open plan kitchen / dining / living room, master bedroom with en-suite, second double bedroom and family bathroom. Viewing is essential to fully appreciate the true size and quality on offer!

### Entrance Hall 26'01 x 10'03 (7.95m x 3.12m)

A large entrance hall with electric radiator and fitted carpet.

### Kitchen / Dining / Living Room 20'08 x 20'09 (6.30m x 6.10m)

A vast space! The kitchen boasts a range of wall and base units, roll top work surfaces, one and a half bowl stainless steel sink, single electric oven, four ring electric hob, extractor hood, integral fridge / freezer, and plumbing for free standing appliances. The lounge / dining area is spacious and benefits from television point, fitted carpet, electric radiator and double glazed windows to rear and side elevations.

### Master Bedroom 14'06 x 10'04 (4.42m x 3.15m)

With double glazed windows to rear and side elevations, electric radiator and fitted carpet.

### En-Suite Shower Room 7'09 x 6'08 (2.36m x 2.03m)

A fully tiled shower room with corner shower unit and mains shower over, low flush WC, pedestal wash basin, electric towel radiator and double glazed window to side elevation.

### Bedroom Two 10'09 x 9'03 (3.28m x 2.82m)

A second double bedroom with double glazed window to side elevation, electric radiator and fitted carpet.

### Bathroom 8'09 x 6'05 (2.67m x 1.96m)

A fully tiled bathroom with panelled bath and shower attachment, low

flush WC, pedestal wash basin, electric towel radiator and tiled floor.

### Communal Areas

Well kept communal areas with telephone entry system and sensor lighting.

### Allocated Parking

One allocated parking space.

### Ground Rent & Service Charge

Ground Rent = £102 every six months. Service Charge £180 per month.

### 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.

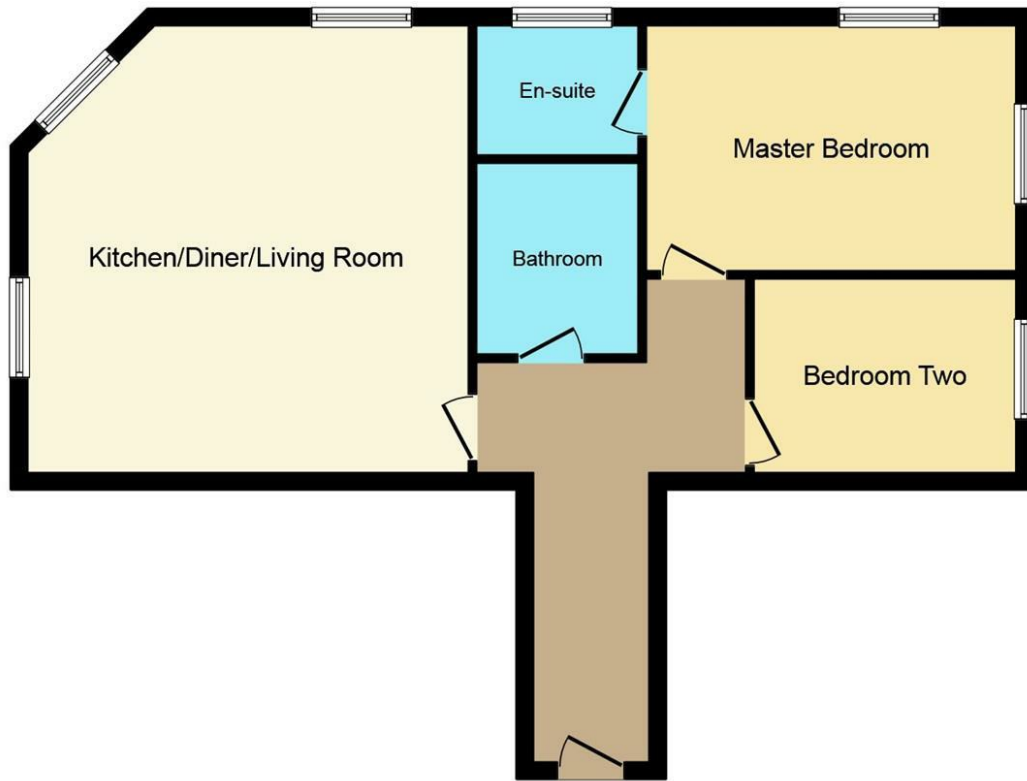
### New Viewing Protocols

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.

### Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physically viewing. We accept no liability for the contents/ommissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).





**Floor Plan**



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	74

