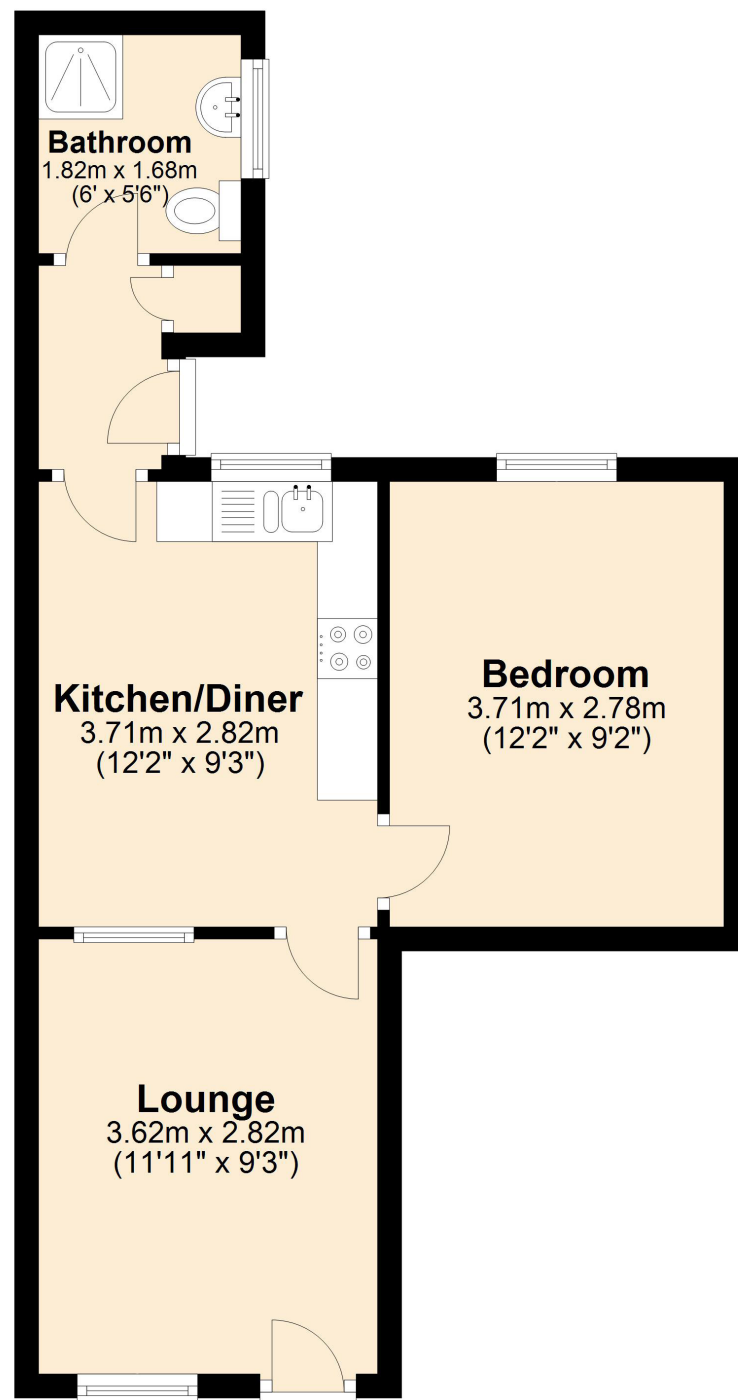
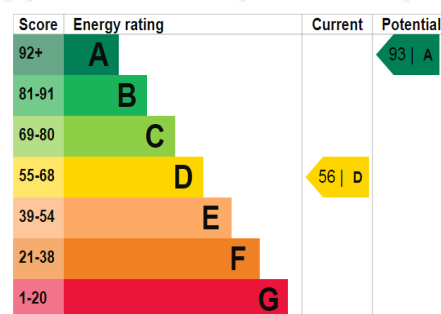


Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 37.1 sq. metres (399.0 sq. feet)



£104,950

5 Church Close,
Driffield

TENURE

Freehold with vacant possession.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band A.

SERVICES

Mains water, electricity and drainage are connected to the property.

VIEWINGS

Strictly by appointment through the Sole Agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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LOCATION

Church Close is situated on the northern side of the increasingly popular market town of Driffield which get its Capital of the Wolds title due to its central county location. Nearby towns include Beverley, Bridlington and Malton with the cities of York and Hull easily accessible via road, rail or bus.

The town offers an excellent range of shopping facilities including national stores such as Wilkinsons, Boots, Tesco's, W H Smiths and Iceland Foods. A new industrial site is located on the western outskirts of the town and is set to provide continued growth and employment to the area. Driffield is surrounded by a large agricultural community providing both employment and prosperity to the area.

THE ACCOMMODATION COMPRISES:

LIVING ROOM

Electric heater, smoke detector, picture window to kitchen and carpet.

KITCHEN / DINER

Fitted with a range of shaker style wall and base units with chrome handles, marble effect worktops, one and half bowl stainless steel sink, black ceramic HOTPOINT hob, HOTPOINT oven, electric heater, extractor hood over, space for a washing machine, heat detector and vinyl flooring.

LOBBY

Electric heater, storage cupboard housing immersion, access to rear and vinyl flooring.

MASTER BEDROOM

Electric heater and carpet.

BATHROOM

Corner shower cubicle with electric shower, white bathroom suite, heated towel rail, wall mounted DIMPLEX electric heater and vinyl flooring.

OUTSIDE

To the front of the property is a flag stone courtyard. There is also an enclosed rear garden with patio, shed, gravelled areas and a raised flower bed.



5 Church Close, Driffield. YO25 6TG

DESCRIPTION

This extremely well presented one bedroom terrace bungalow comes to the market with no forward chain. Having undergone a substantial programme of works including the installation of a new kitchen, redecoration, new heaters and attractive floor coverings throughout the property offers comfortable accommodation in a convenient location.

Benefitting from double glazing and electric heating the property sits in a popular area and is just a short walk from the town centre.

The accommodation comprises; lounge, modern shaker style kitchen with integral oven, hob and dining space, rear lobby with storage cupboard, double bedroom and bathroom with corner cubicle and electric shower.

Externally the property enjoys a larger than expected enclosed east facing rear garden with patio, shed and gravelled areas. There is also a flagstone courtyard to the front of the property.

