



15 Northfield Crescent
Driffield, East Yorkshire YO25 5ES
Offers over £110,000

WP WOOLLEY
& PARKS

15 Northfield Crescent, Driffield, East Yorkshire YO25 5ES

*** COMPETITIVELY PRICED WITH NO ONWARD CHAIN ***

** VIRTUAL TOUR AVAILABLE **

This three bedroom semi-detached home is in need of some updating and improving but has been priced accordingly and offers a prospective purchaser a great opportunity to acquire a spacious home at a competitive price! Situated within a popular area of Driffield and offering spacious accommodation throughout, this is one not to be missed! Internal accommodation itself briefly comprises entrance hall, kitchen / dining room and lounge to ground floor. The first floor boasts landing, master bedroom, second double bedroom, third bedroom and bathroom. Externally there are two brick built outbuildings, gardens to front and rear and off street parking. Early viewing comes highly recommended!

Entrance Hall 11'0 x 6'6 (3.35m x 1.98m)

With double glazed external door to side elevation, double glazed window to front and under stairs storage.

Kitchen / Dining Room 20'3 x 13'3 (6.17m x 4.04m)

With wall and base units, roll top work surfaces, stainless steel sink, tiled splash backs, two double glazed windows to rear elevation, external door to rear and radiator.

Lounge 10'3 x 13'10 (3.12m x 4.22m)

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

Landing

With double glazed window to side elevation, loft access and fitted carpet.

Master Bedroom 10'5 x 13'1 (3.18m x 3.99m)

A generous double bedroom with double glazed window to front elevation, radiator and fitted carpet.

Bedroom Two 13'1 x 9'0 (3.99m x 2.74m)

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

Bedroom Three 10'8 x 7'4 (3.25m x 2.24m)

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

Bathroom 5'4 x 7'4 (1.63m x 2.24m)

With double glazed window to side elevation, panelled bath with electric shower over, low flush WC, pedestal wash basin, radiator and part tiled walls.

Outbuildings

The property benefits from two brick built outbuildings to the rear.

External

Externally the property boasts a front garden with drive providing off street parking. The rear garden is in need of some renovation and boasts a garden shed.

Services

Mains Drainage.

Mains Gas Central Heating.

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

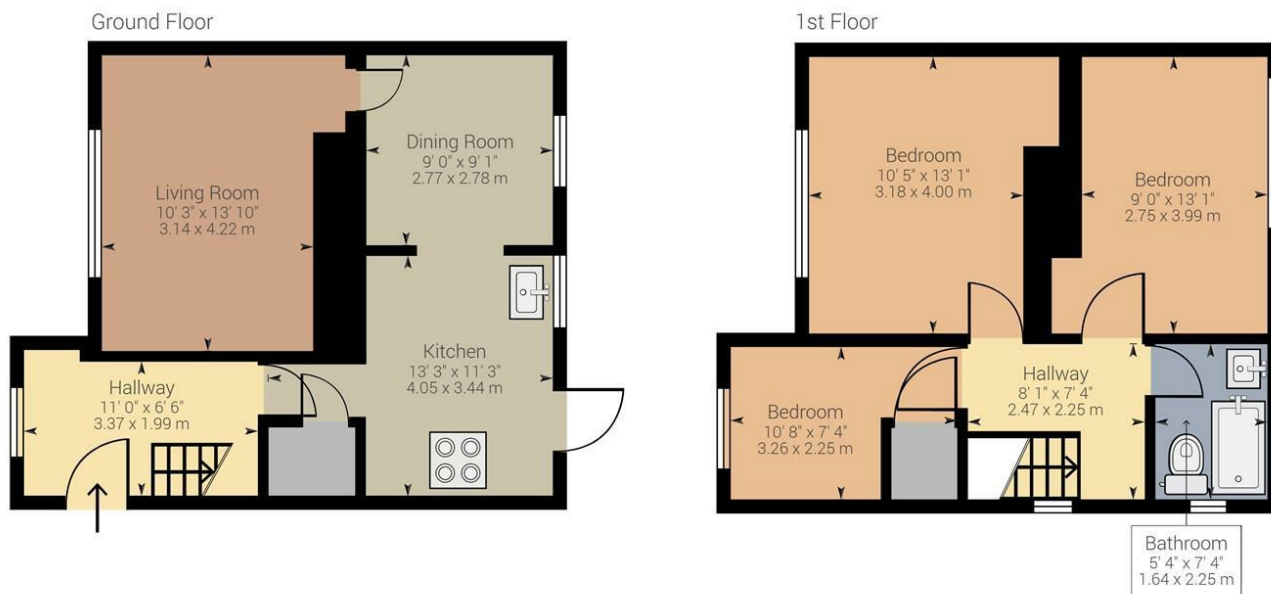
Laser Tape Clause

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.

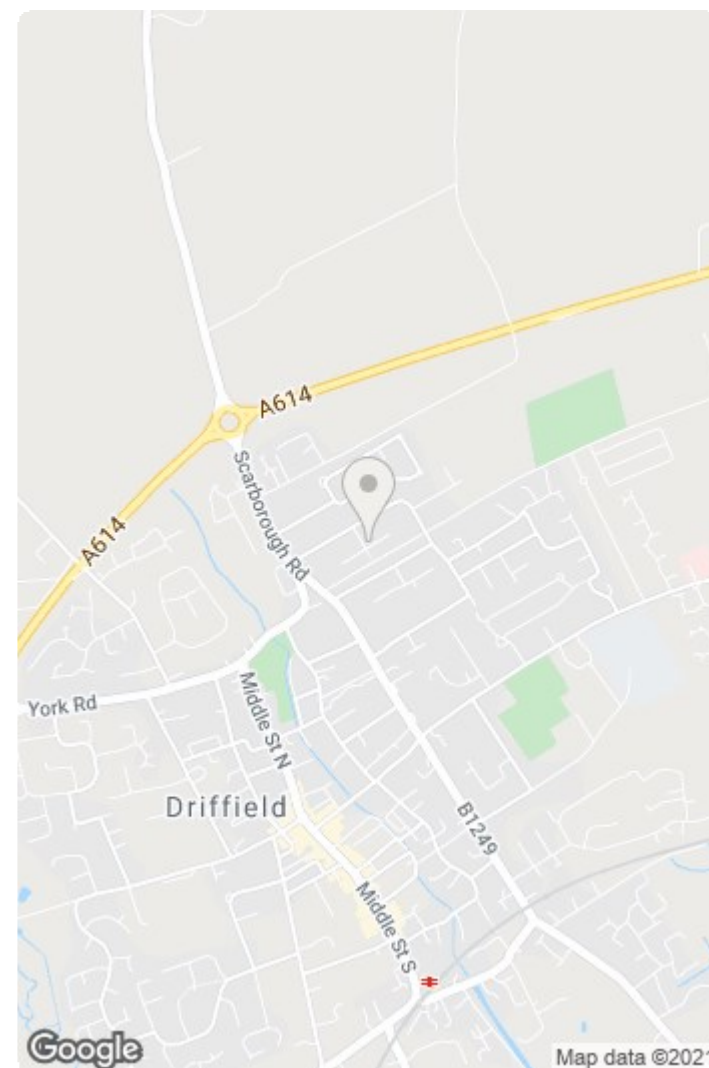




Approximate net internal area: 862.55 ft² / 80.14 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

