



27 Eastfield Road
Driffield, East Yorkshire YO25 5EZ
Offers over £110,000

WP WOOLLEY
& PARKS

27 Eastfield Road, Driffield, East Yorkshire YO25 5EZ

IDEAL FIRST HOME OR INVESTMENT

Situated in a popular and highly convenient location, within easy reach of many local amenities and just a short distance from the centre of town, this tidy mid-terrace home is certainly worth a look! The accommodation comprises Entrance Lobby, Lounge with lovely fireplace and log burner, Kitchen, two good Bedrooms and a recently updated Shower Room. There are low maintenance gardens to the front and rear, with the added benefit of a south-facing rear aspect and a useful brick-built store shed. Early viewing is essential to avoid missing out!

Entrance Lobby

A modern composite entrance door opens to a lobby with radiator and stairs rising to the first floor.

Lounge 14'0" x 11'0" (4.27m x 3.35m)

With a double glazed window to the front elevation, ceiling coving, radiator, TV aerial point and an under-stairs cupboard off. A fantastic exposed brick fireplace, with stone flagged hearth and timber mantel beam, houses a log burning stove, creating a wonderful focal point.

Kitchen 14'5" x 8'0" (4.39m x 2.44m)

Fitted with a range of base, wall and drawer units in a white high-gloss laminate finish, with granite effect rolled edge work surfaces and stainless steel sink unit. Integrated electric oven and gas hob with stainless steel splash back, plus recess spaces to accommodate free-standing appliances. Wall mounted gas central heating boiler, radiator, double glazed window to the rear elevation and timber external door to the rear garden.

First Floor Landing

With loft access hatch.

Bedroom One 14'5" x 10'3" (4.39m x 3.12m)

A generously proportioned double room with radiator, fitted shelving and a double glazed window to the front elevation.

Bedroom Two 11'10" x 6'10" (3.61m x 2.08m)

A double room with radiator and

double glazed window to the rear elevation.

Shower Room 7'2" x 7'2" (2.18m x 2.18m)

A modern white suite comprises large corner shower enclosure with plumbed shower unit, pedestal wash basin and WC. Attractive wall tiling, radiator and double glazed window.

External

In front of the property is a forecourt garden that is hard-landscaped for ease of maintenance.

Rear Garden

Landscaped for ease of maintenance with a mix of pavers, gravel and a retained planting bed. Part fenced, part walled perimeter with gated access to the rear. Brick built storage shed.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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.

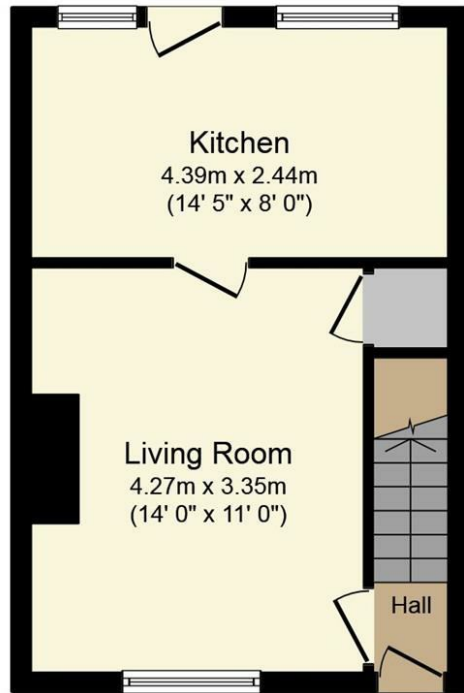
Disclaimer:

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.

Draft Details:

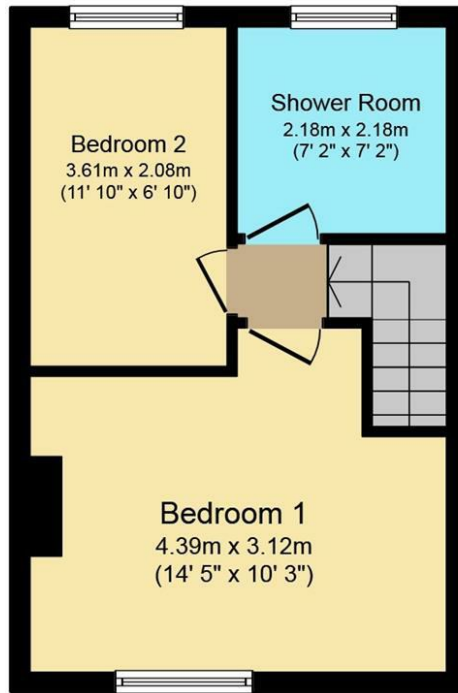
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





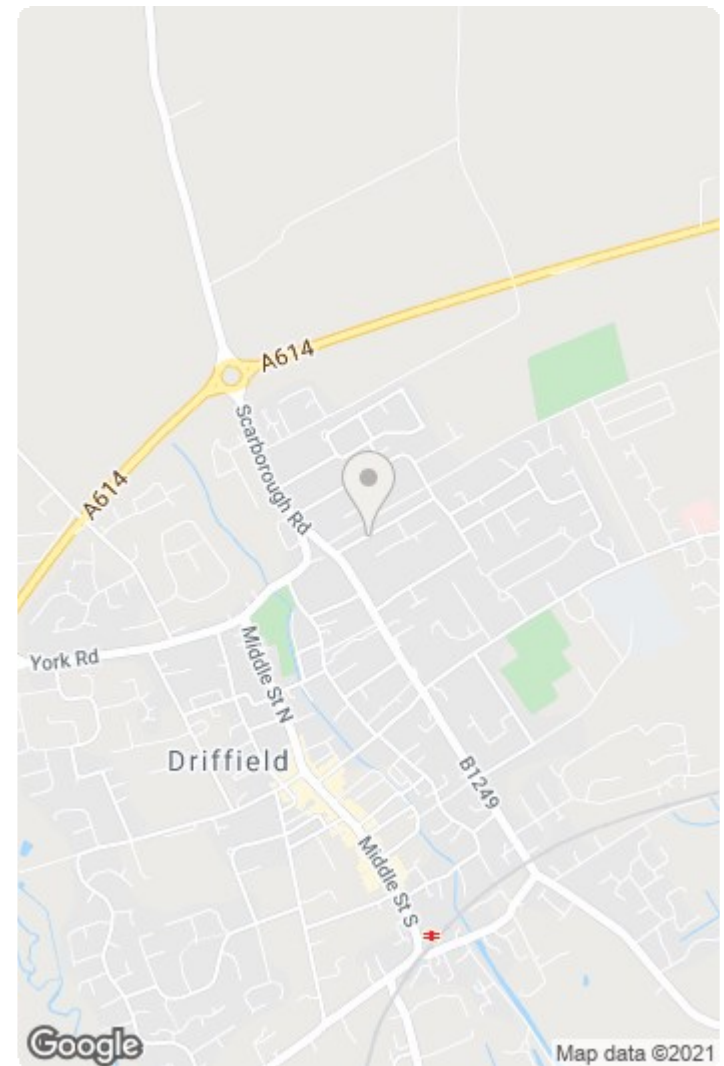
Ground Floor

Floor area 29.9 sq. m. (322 sq. ft.) approx



First Floor

Floor area 29.9 sq. m. (322 sq. ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		75	
(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	

Total floor area 59.8 sq. m. (644 sq. ft.) approx

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

