



3 Appleton Mews
Driffield, YO25 6BE
Offers over £175,000

WP WOOLLEY
& PARKS

3 Appleton Mews, Drifffield, YO25 6BE

*** STUNNING HOME IN FANTASTIC LOCATION ***

** VIRTUAL TOUR AVAILABLE **

This two bedroom end terrace home is part of an exclusive, recently built, development situated within the heart of Drifffield. Having been improved further since built by the current owner, this modern and contemporary property is deceptively spacious and boasts high quality fixtures and fittings throughout. Benefitting from a little over 8 years of builders warranty, this would also make a brilliant investment. Internal accommodation briefly comprises entrance hall, lounge, inner hall, WC and kitchen / dining room to ground floor. The first floor boasts landing, master bedroom, second double bedroom and bathroom. Externally there is a low maintenance rear garden and allocated parking to the front. Viewing is essential to fully appreciate the true quality of what is on offer!

Entrance Hall

With composite external door to front elevation, radiator and laminate flooring.

Lounge

With double glazed window to front elevation, television point, radiator and laminate flooring.

Inner Hall

With under stairs storage cupboard housing mains gas boiler and laminate flooring.

WC

With low flush WC, wall mounted wash basin, heated towel rail and laminate flooring.

Kitchen / Dining Room

A stunning fitted kitchen with a range of wall and base units, square profile worktops, one and a half bowl resin sink, four ring induction hob with extractor, electric double oven, integral fridge, freezer, washing machine and dishwasher, laminate flooring and double glazed windows and external door to rear elevation.

Landing

With loft access, radiator and fitted carpet.

Master Bedroom

A generous master bedroom with two floor to ceiling double glazed windows to rear elevation, built in

wardrobes, radiator, television point and fitted carpet.

Bedroom Two

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

Bathroom

A beautifully presented bathroom with part tiled walls, P shaped bath with mains shower over, low flush WC, vanity style wash basin and heated towel rail.

External

Externally this beautiful home benefits from a low maintenance rear garden with patio area, garden shed and gated access to the side.

Parking

There is one allocated parking space to the front of the property.

Services

Mains gas central Heating.
Mains Drainage,

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.

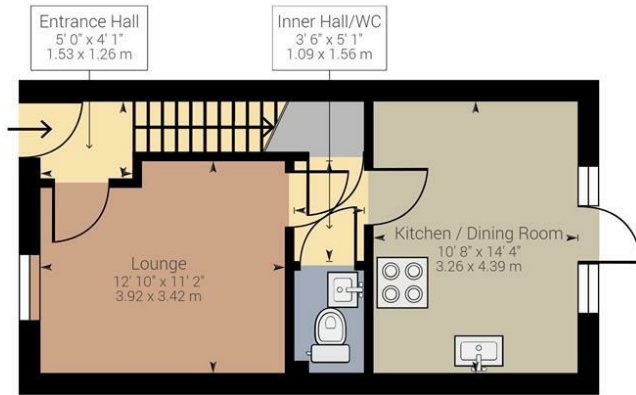
Disclaimer:

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.

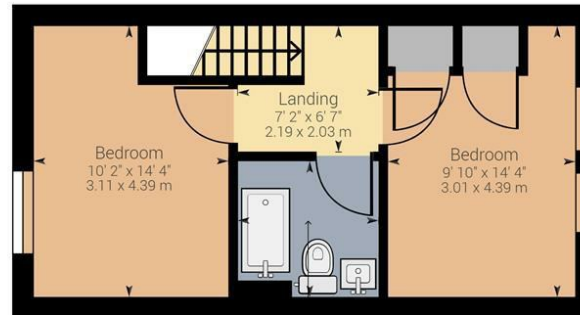
Measurements:

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.





Ground Floor



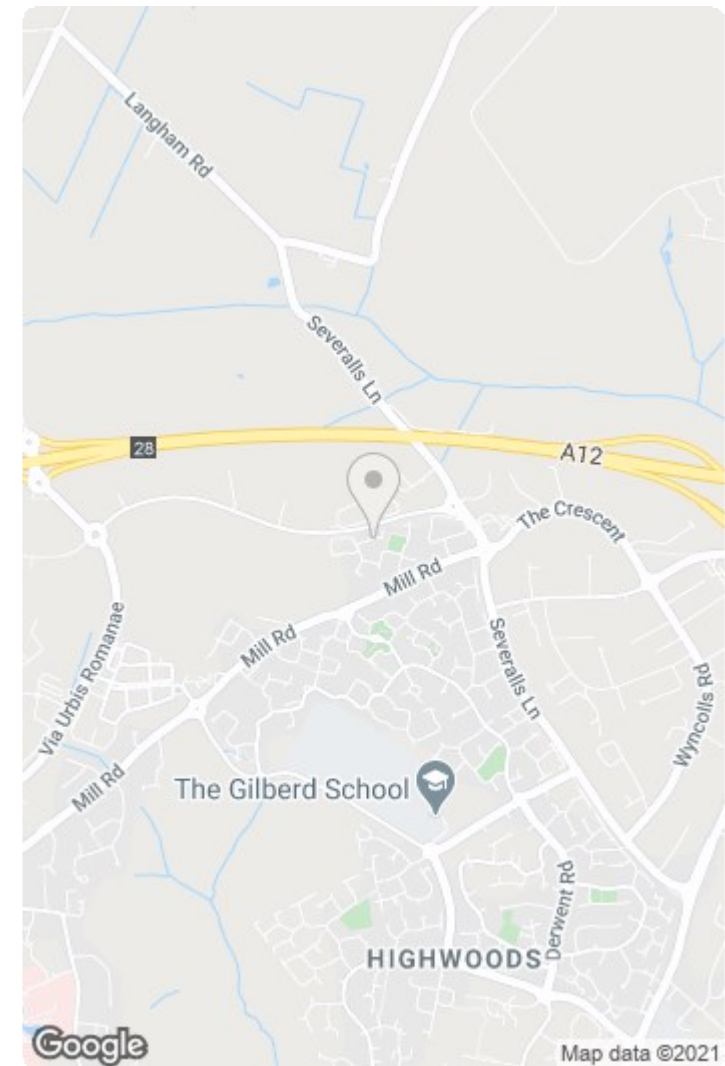
1st Floor

Bathroom
7' 2" x 7' 3"
2.21 x 2.23 m

Approximate net internal area: 772.81 ft² / 71.8 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			95
(81-91) B		83	
(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	

