



148 Auchinleck Close, Driffield, YO25 9HF

£140,000





148 Auchinleck Close

Driffield, YO25 9HF

- TWO DOUBLE BEDROOMS
- WELL PROPORTIONED ROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- LAWNED REAR GARDEN
- SPACIOUS LOUNGE DINER
- OPEN FIELD VIEWS

A fantastic, spacious two bedroom mid terraced home, ideal for first time buyers or those looking to downsize.

Set within the ever popular Auchinleck estate on the edge of Driffield, this well presented two bedroom mid terraced home is an ideal choice for first time buyers, couples, or anyone seeking a smart and manageable place to downsize. Enjoying open field views from the lounge and front bedroom, the property offers a lovely sense of space both inside and out.

The accommodation includes a welcoming entrance hall, a generous lounge/dining room filled with natural light, and a spacious fitted kitchen with direct access to the rear lawned garden. Upstairs, off the first floor landing there are two well proportioned bedrooms and a bathroom with shower over bath.

To the rear is a neatly kept garden perfect for relaxing or entertaining, while the front provides ample off street parking. Competitively priced and situated in a quiet residential spot with countryside on the doorstep, this home represents great value and is well worth a viewing.

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

Get in touch and book your viewing today!



£140,000



ACCOMMODATION COMPRISES

ENTRANCE HALL

8'10" x 3'10" (2.70m x 1.17m)
uPVC entrance door, vinyl floor, pendant light fitting, front aspect uPVC double glazed window.

KITCHEN

15'7" x 8'11" (4.76m x 2.72m)
Wood door with chrome handles, vinyl floor, chrome spotlight fitting, rear aspect uPVC double glazed window, splash back tiles, uPVC rear door, stainless steel drainer sink with mixer tap, wooden door to dining area. Four ring integrated electric hob and oven, plumbing for a dishwasher, plumbing for a washing machine and a range of wall and base units.

LOUNGE

19'8" x 9'10" (6m x 3m)
Wood door with chrome handles, carpeted floor, two pendant light fittings, front aspect uPVC double glazed windows, fireplace with wooden surround and tiled hearth.

STAIRCASE AND LANDING

13'10" x 5'10" (4.23m x 1.80m)
Carpeted floor, wooden hand rail, pendant light fitting and a loft hatch.

BATHROOM

6'4" x 5'6" (1.95m x 1.69m)
Wood door with chrome handles, central ceiling light, vinyl floor, rear aspect uPVC double glazed window, low flush WC, pedestal wash hand basin, bath with electric shower over.

BEDROOM ONE

16'1" x 9'0" (4.91m x 2.75m)
Wood door with chrome handles and privacy glass panels, carpeted floor, pendant light fitting, two front aspect uPVC double glazed windows and fitted wardrobes.

**BEDROOM TWO**

12'6" x 8'3" (3.83m x 2.52m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and two fitted wardrobes.

EXTERIOR

To the front a flagged path and gravel driveway with parking for multiple vehicles. To the rear a flagged path and patio area with fence surround, lawn and shed.

COUNCIL TAX:

We understand the current Council Tax Band to be A

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

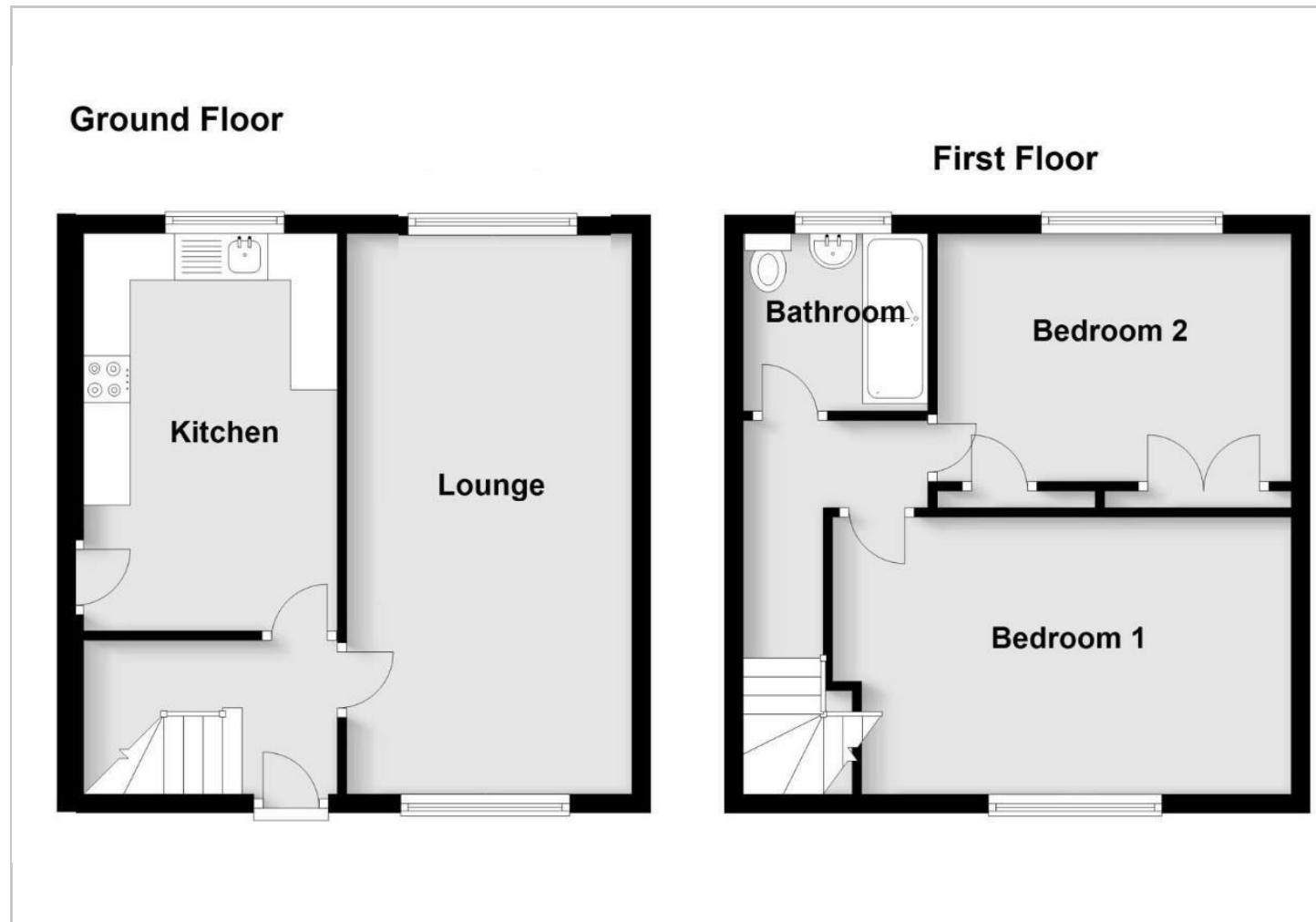
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

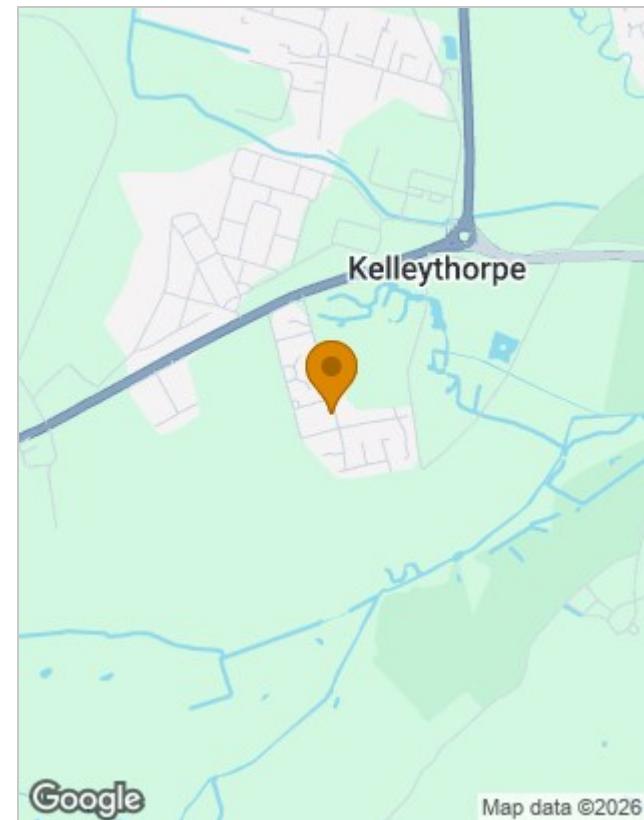




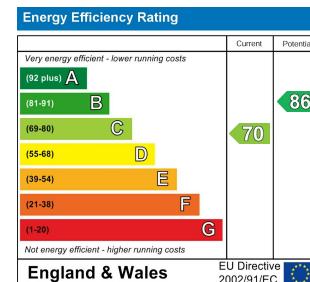
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.