



59 Greenways

Drifffield
YO25 5HU

Offers Over £130,000

3 Bed Semi Detached House

- SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS, TWO OF WHICH ARE DOUBLE
- GAS CENTRAL HEATING WITH HIVE SMART THERMOSTAT
- GOOD SIZED ATTRACTIVE REAR GARDEN
- AMPLE OFF ROAD PARKING
- REQUIRES MODERNISATION
- POTENTIAL TO EXTEND INTERNALLY (SUBJECT TO PLANNING PERMISSION)
- NO ONWARD CHAIN

 **Elmhirst
Parker**
SOLICITORS & ESTATE AGENTS





**** DORMER BUNGALOW OFFERING FLEXIBLE ACCOMMODATION**** as one of the bedrooms could be used as a dining room / office etc if required and there is potential to extend internally (subject to any necessary planning permissions). The property briefly comprises:- entrance hall, living room, kitchen, 3 bedrooms and bathroom. Outside is ample off road parking and a good sized rear garden. The property is situated in the market town of Driffield which has a wide range of amenities and well placed for visiting the countryside or coast. No onward chain.

Accommodation

Side entrance door leading into:

Hallway with rooms off

Living Room:

5.17m x 3.46m (11'4" x 16' 10")

Having a fireplace incorporating a gas fire. Bay window to the front elevation with central heating radiator beneath.

Kitchen:

3.32m x 2.66m (8'7" x 10'9")

Having a range of base and wall units. Contrasting work surfaces incorporating a single drainer stainless steel sink unit and tiled splashbacks. Plumbing for automatic washing machine. Gas combi boiler. Windows to the front and side elevations and central heating radiator.

Bathroom:

1.70m x 2.00m (5'6" x 6'6")

Having a three piece suite comprising panelled bath, low flush wc and pedestal wash hand basin. Window to side elevation.



Bedroom:
3.68m x 2.88m (12' x 9'6")
Having a window to rear elevation and central heating radiator. Under stairs cupboard.

Bedroom :
3.25m x 2.62m (10'7" x 8'6")
Having a window to the rear elevation and central heating radiator.

FIRST FLOOR

Bedroom:
3.47m x 3.70m (11'4" x 12'1")
Having a window to the front elevation and central heating radiator.

Outside:
To the front is a small lawned area with a driveway to the side providing ample off road parking. The attractive rear garden is of a good size with a large lawned area and mature shrubs. The shed is also included in the sale.



69 SQ.M (742 Sq ft.)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO2 emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions	
	86		85
58		53	
UK EU Directive 2002/91/EC		UK EU Directive 2002/91/EC	

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