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7 Limes Walk
Drifffield
YO25 5JT

Immaculate throughout
Carparking
2 Bedrooms

Convenient for town
Ideal first home
Potential investment property

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£105,000



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7 Limes Walk

Driffield

YO25 5JT



A very attractive proposition for first time buyers and investors, this is a superbly presented semi detached (End of terrace) house offering two bedroom accommodation, conveniently situated for access into Driffield town centre. Having been subject to a program of modernisation to include contemporary style kitchen and bathroom, this is ready for immediate occupancy. In addition, there is offstreet parking by way of a car parking area to the rear (Non-allocated)

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

LOUNGE

15' 7" x 12' 4" (4.76m x 3.78m)

With open stairs leading off, contemporary style radiator and additional double panelled radiator. Coving to ceiling.



KITCHEN

8' 8" x 13' 1" (2.66m x 4.09m)

Being fitted with a contemporary range of kitchen units including base, dryer and wall mounted cupboards. Integrated appliances include electric oven plus electric hob with pull-out extractor over. Inset 1 1/2 bowl sink, space and plumbing for automatic washing machine space and provision for a dryer.



LANDING

BEDROOM 1

9' 10" x 15' 8" (3m x 4.79m)

Double panelled radiator. Coved ceiling. Built in wardrobe.



BEDROOM 2

8' 9" x 8' 9" (2.69m x 2.69m)

Radiator. Coved ceiling, built in wardrobe.



BATHROOM

with contemporary suite comprising panelled bath with shower over having a glass side screen, vanity wash basin plus encased cistern wc. Chrome heated towel rail.



OUTSIDE

As its name suggests, Limes Walk is approached via foot to the front. To the rear is an enclosed expanse of garden which features lawn, paved patio and also a useful brick built outbuilding.



CARPARKING

To the rear of the property is an expanse of car parking which is non-allocated.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

SERVICES

All mains services are available at the property.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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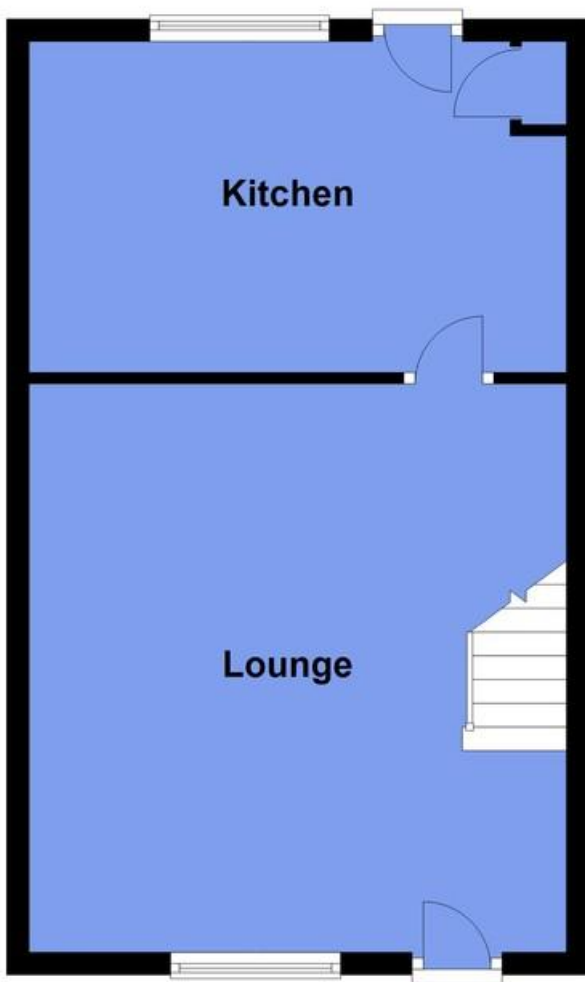
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VIEWING

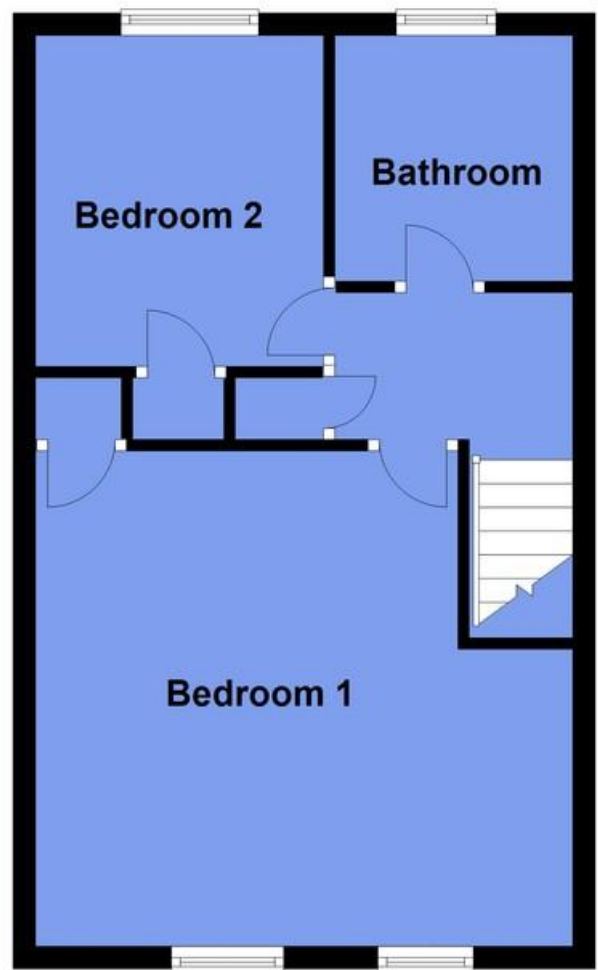
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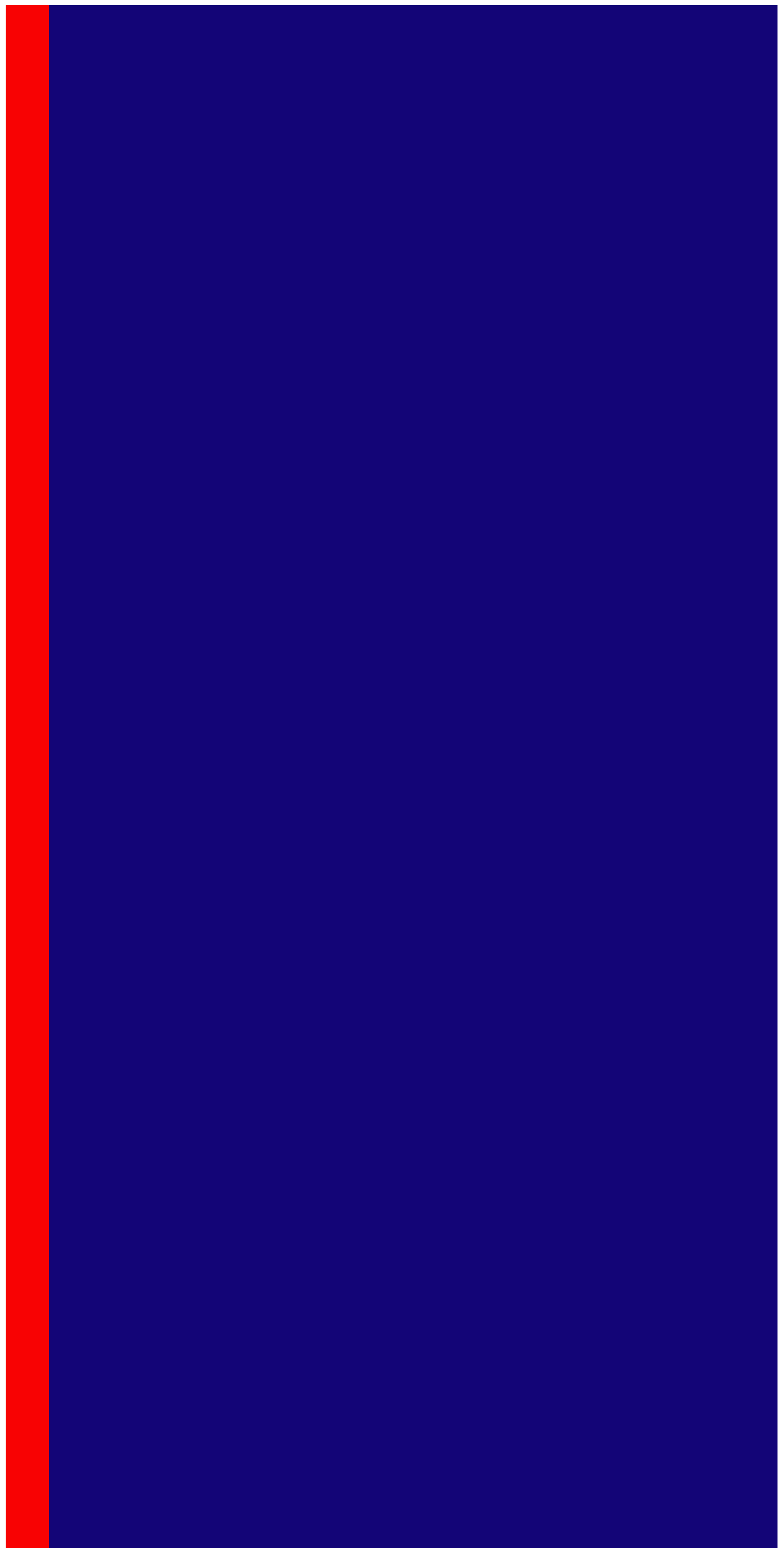
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Ground Floor



First Floor





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