



2 Church Court, Bridlington Road, Beeford, Driffield, East Yorkshire, YO25 8AN

Better Move are delighted to present this deceptively spacious two bedroom terraced house located in the town of Driffield situated within walking distance to all local amenities including shops, school and bus links. This property briefly comprises of two bedrooms, kitchen, lounge and family bathroom, the property also benefits from full gas central heating, full double glazing, garden rear with on street parking. This property is ideal for the rental market and is a great investment opportunity with additional loft space and characteristic features including ornamental shutters to the exterior and exposed beams to the interior, this property really must be viewed to be appreciated.

The large, spacious lounge to the front of the property with stairs leading to the first floor and door leading to the kitchen, there is a feature fire place, ceiling beams and built in storage cupboards. The kitchen comprises of several modern wall and base units, space for all appliances, large window to the rear, splash back and floor tiling and doors leading to the rear garden and family bathroom. The bathroom has a modern suite comprising of a WC, pedestal wash basin, panelled bath with shower over and window to the rear of the property with part tiled walls and flooring.

The two bedrooms both on the first floor are both large sized one situated to the front of the property and the second to the rear, both with neutral décor and carpeted flooring with ample space for all required furniture along with built in storage in both rooms.

To the front of the property there is on street parking and the rear is largely patio with mature bushes and shrubs to the bottom end.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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