



## 3 bed semi-detached house to buy in YO25

Donna Fields, Rudston, Driffield, East Riding of Yorkshire, YO25 4US

**£160,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedroom Semi Detached
- ✓ Sold with Tenant In Situ £725 PCM
- ✓ Rear Garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

We are delighted to offer to the market this 3 Bed Semi-Detached House on Donna Fields, Driffield which is currently tenanted at £725 PCM

The property comprises:

Ground Floor: Lounge, Kitchen / Dining Area

First Floor: 2x Double Bedrooms, 1x Single Bedroom, Bathroom

Rear Exterior: Rear garden, Off street parking

Rudston is a well-regarded village located approximately four miles west of Bridlington, offering convenient access to a wider range of shops, schools, and coastal amenities. The village itself provides a selection of everyday facilities including a primary school, village hall, and public house, making it a practical and appealing location for families and those seeking a community-focused setting.

Surrounded by open countryside, the area is well suited to outdoor pursuits, with a variety of walking and cycling routes nearby. The market town of Driffield is also within easy reach, offering further amenities including supermarkets, independent shops, and leisure facilities.

Rudston provides a peaceful village setting, ideal for those looking to enjoy a quieter lifestyle while remaining within straightforward reach of surrounding towns and the coast.

Front Exterior

The front exterior of the property features a small garden and a driveway to the side, providing off-street parking for 2 vehicles and access to the ground floor.

Lounge

The spacious front-facing lounge is filled with natural light and features a charming fireplace, with access to the kitchen and stairs leading to the first floor.

#### Kitchen/Dining Area

The rear-facing kitchen offers a range of wall and base units, space for a small dining area, and access to the rear exterior.

#### Bedroom 1

Bedroom one is a spacious rear-facing double, offering ample room for a double bed and additional furniture or storage.

#### Bedroom 2

Bedroom two is a spacious front-facing double room, offering ample room for a double bed and additional furniture or storage.

#### Bedroom 3

Bedroom three is positioned to the front of the property and is a single room, offering flexibility as either a third bedroom or additional living space such as a home office or study.

#### Bathroom

Located at the rear of the property, the bathroom is fitted with a shower over bath, WC, and wash basin.

#### Rear Exterior

The rear exterior can be accessed via the property or a side gate and offers a spacious garden with a small paved patio area. The garden also provides space for a storage shed with a beck running along the boundary, adding to the setting.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Domestic/small sewage treatment plants

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Donna Fields, Rudston, Driffield, East Riding of Yorkshire, YO25 4US

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,  
<https://openhouse.london/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

