



**93 Bracken Road**  
**Driffield, East Yorkshire YO25 6UP**  
**Guide price £330,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

93 Bracken Road is an extended and fully renovated true detached bungalow located in the sought after town of Driffield with a private rear garden. This superb property comprises of: kitchen/dining, opening onto family room with vaulted ceiling overlooking the garden, three bedrooms, en-suite bathroom, shower room, garage with electric roller door, spacious rear garden and ample off street parking.

Local to Driffield town centre this property is perfect for first time buyers, families or anyone looking to downsize or relocate. Driffield comprises of independent shops, cafe's, restaurants, GP surgery's, Dental practices, supermarkets, schools and local transport including train and bus services.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC Rating C



**LOUNGE** 15'3 x 14'3 (4.65m x 4.34m)  
UPVC window to the side aspect of the property, bifold doors to the rear of the property into the garden, log burner, radiator, power points and TV point.

**KITCHEN / DINER** 19'5 x 10'10 (5.92m x 3.30m)  
UPVC door to the side aspect of the property, coving, radiator, range of wall and base oak units with roll top work surfaces tiled splash back, breakfast bar feature, plumbed for washing machine, sink and drainer unit, space for the fridge freezer, electric oven, gas hob, extractor hood and power points.

**BEDROOM ONE** 14'6 x 11'11 (4.42m x 3.63m)  
UPVC Bay window to the front aspect of the property, coving, radiator, TV point and power points.

**BEDROOM TWO** 14'6 x 7'1 (4.42m x 2.16m)  
UPVC window to the side aspect of the property, coving, radiator, TV point and power points.

**BEDROOM THREE** 9'9 x 8'8 (2.97m x 2.64m)  
UPVC window to the side of the property, coving, radiator, TV point and power points

**BATHROOM**  
UPVC window to the front aspect of the property, coving, heated towel rail, low flush WC, wash hand basin with pedestal, free standing bath with taps and shower attachment.

**SHOWER ROOM**  
UPVC window to the side aspect of the property, coving, radiator, low flush WC, wash hand basin with vanity unit, shower cubicle with Aqualisa shower.

**GARDEN**  
Side entrance, mainly laid to lawn with plant and shrub boarders, side patio with Indian stone, outside tap, outside lights.  
Space to the rear for potential Annexe.

**GARAGE** 16'1 x 9'1 (4.90m x 2.77m)  
Electric roller doors.

**PARKING**  
Ample parking for multiple vehicles.

**TENURE**  
Freehold.

**SERVICES**  
Mains gas, water and electric.

**EPC RATING**

**COUNCIL TAX BAND C**  
East Riding of Yorkshire Council.

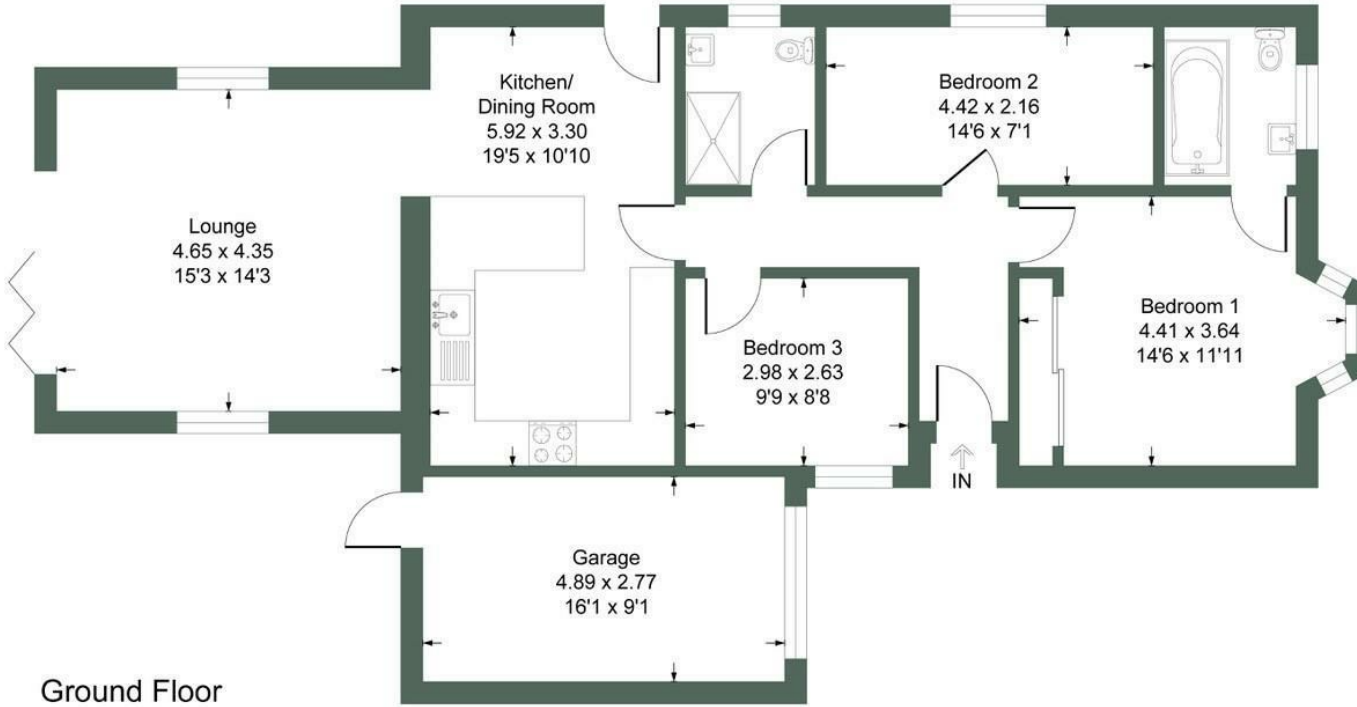






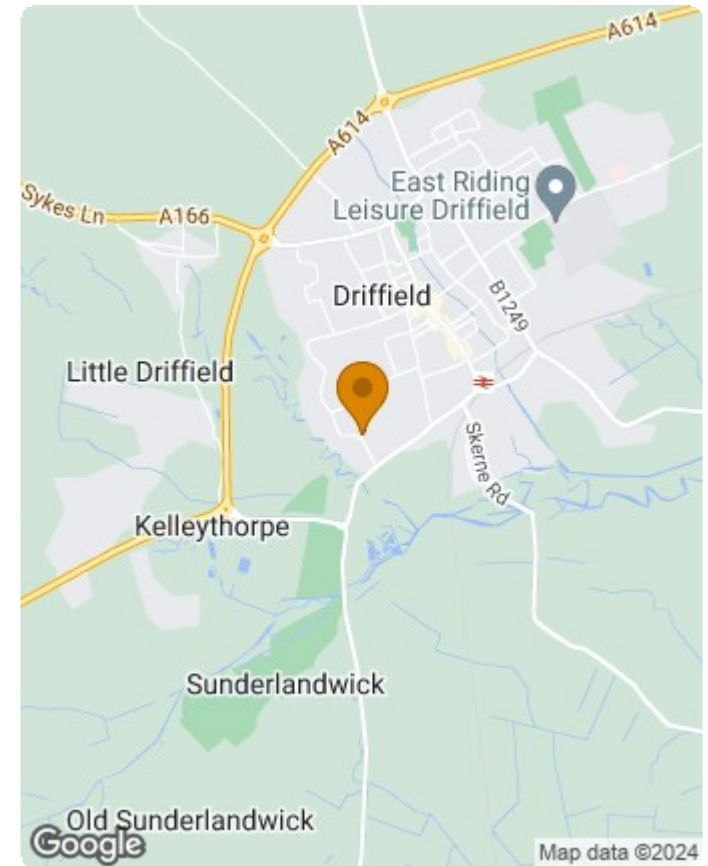
# 93 Bracken Road YO25

Approximate Gross Internal Floor Area = 91.2 sq m / 982 sq ft  
Garage Area = 13.5 sq m / 146 sq ft  
Total Area = 104.7 sq m / 1128 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales	EU Directive 2002/91/EC	71	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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