

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
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

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01377 310077 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## 6, Angus Drive, Driffield, YO25 5BQ, East Yorkshire, YO25 5BQ Guide price £325,000

6 Angus Drive is a beautifully presented, fully renovated three bedroom detached bungalow, situated in a highly regarded area of Driffield. This superb, naturally light property comprises of: entrance porch, kitchen, living room, three bedrooms, bathroom, conservatory, spacious front and rear gardens, summer house, potting shed and garage along with ample off street parking.

Within easy walking distance of Driffield town centre this property is perfect for first time buyers, families or anyone looking to downsize or relocate. This immaculate property must be viewed to appreciate the quality of finish throughout.

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 D.



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**ENTRANCE PORCH**

UPVC double-glazed window to front aspect, wooden glazed door, loft access with ladder and power points.

**KITCHEN**

11'8" x 9'10" (3.56 x 3)  
UPVC double-glazed window to side aspect, radiator, range of wall and base units with work surfaces, integrated washing machine, dishwasher, microwave and fridge freezer. Sink and drainer unit, electric oven and hob, extractor hood and power points.

**LOUNGE**

16'0" x 14'0" (4.9 x 4.29)  
UPVC double-glazed Bow window to front, UPVC double-glazed window to side aspect, radiator, gas feature fireplace, tv point and power points.

**BEDROOM ONE**

13'5" x 9'10" (4.09 x 3.00)  
UPVD double-glazed window to rear aspect, coving, radiator and power points.

**BEDROOM TWO/DINING ROOM**

12'11" x 10'7" (3.96 x 3.23)  
UPVC double-glazed window to rear aspect, UPVC double-glazed sliding doors to conservatory, laminated laid wood style floor, radiator and power points.

**BEDROOM THREE/STUDY**

9'10" x 9'8" (3.02 x 2.97)  
UPVC double-glazed window to front aspect, laminated laid wood style floor, radiator and power points.

**BATHROOM**

Opaque UPVC double-glazed window to rear aspect, coving, four-piece bathroom suite comprising of panel enclosed bath with mixer taps, shower cubicle with mains shower, low flush WC, wash hand basin with pedestal, tiled walls and heated towel rail.

**CONSERVATORY**

10'5" x 9'10" (3.18 x 3.00)  
UPVC double-glazed windows to rear aspect, UPVC double-glazed door to garden, radiator, telephone point and power points.

**GARAGE**

18'6" x 8'11" (5.64 x 2.74)  
UPVC double-glazed window to rear aspect, up and over door, lighting, door to garden and power points.

**POTTING SHED**

8'11" x 3'8" (2.74 x 1.12)  
UPVC double-glazed windows to side aspect and door to garden.

**SUMMER HOUSE**

7'10" x 7'10" (2.39 x 2.39)  
Windows to front and side aspect, and double doors to garden.

**STORAGE SHED**

12'0" x 6'11" (3.66 x 2.13)  
Window to side aspect and door to garden.

**GARDEN**

Mainly laid to lawn with plant and shrub borders, outside tap, side and rear entrance, potting shed, summer house, and vegetable patch.

**PARKING**

Offroad parking for two cars.

**TENURE**

Freehold

**SERVICES**

Mains gas, electricity and water.

**COUNCIL TAX BAND**

Band C

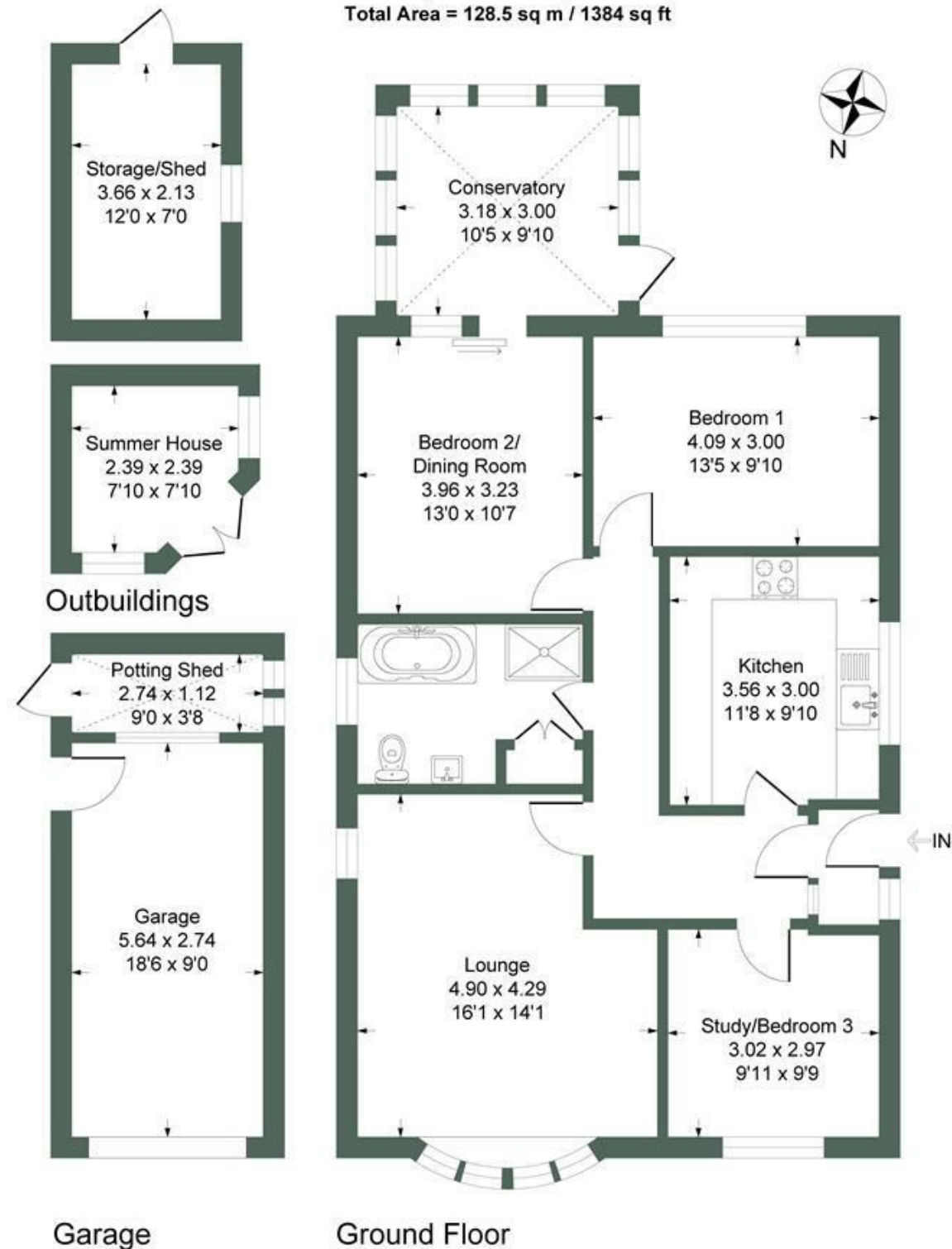
**ENERGY PERFORMANCE RATING**

EPC RATING D



**6 Angus Drive, YO25**

Approximate Gross Internal Floor Area = 96.8 sq m / 1042 sq ft  
Garage Area = 18.9 m / 204 sq ft  
Outbuilding Area = 12.8 sq m / 138 sq ft  
Total Area = 128.5 sq m / 1384 sq ft



Garage

Ground Floor

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