



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


WILLOWGREEN
ESTATE AGENTS

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 compromises 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.



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)

UPCV 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

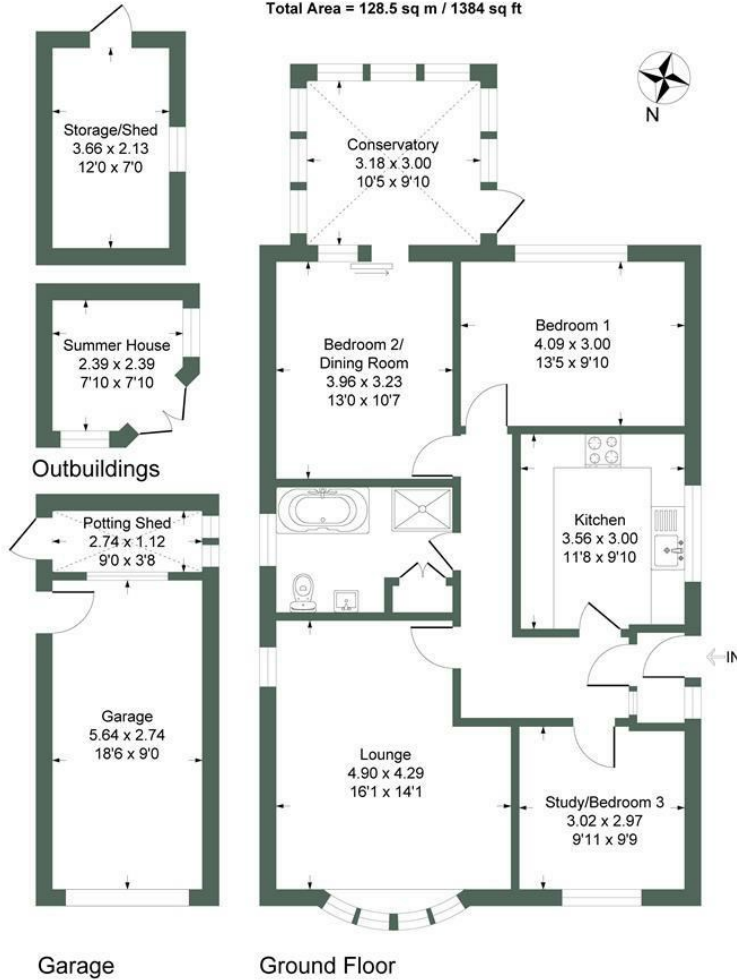
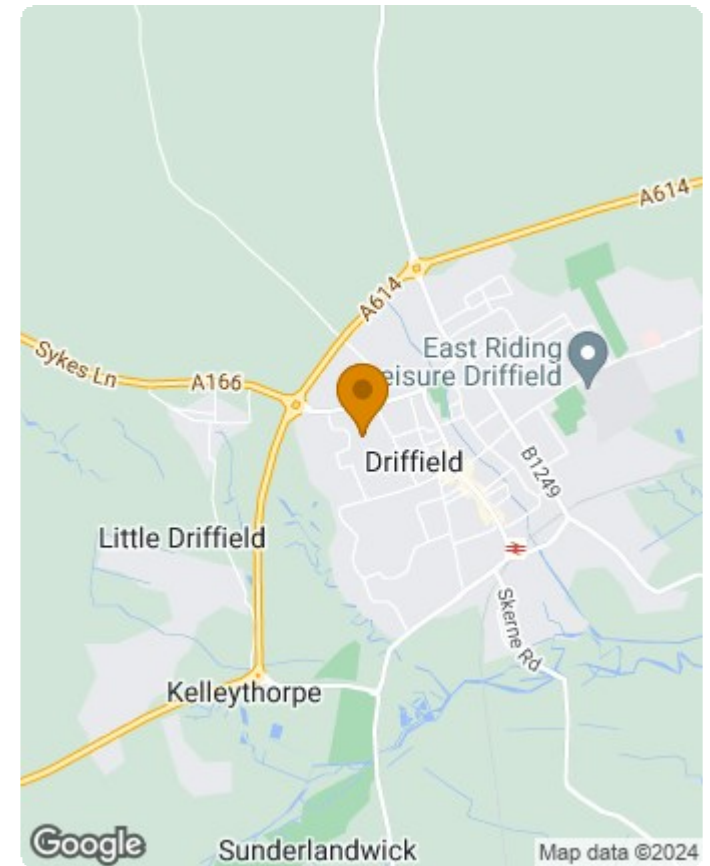


Illustration for identification purposes only, measurements are approximate, not to scale.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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