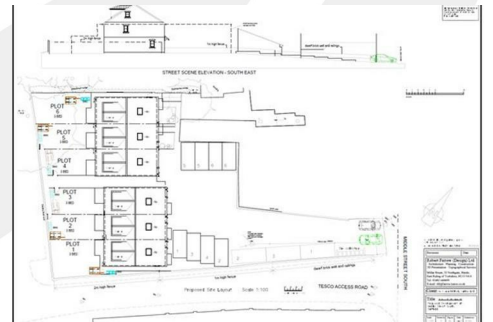




WILLOWGREEN

ESTATE AGENTS



**The Old Depot Middle Street South  
Driffield, YO25 6PS**

**£229,500**

**\*£5,000 DEPOSIT PAID\*** This is superb development of six NEW BUILD townhouses, situated in the TOWN CENTRE, close to all amenities, perfect for families, couples, first time buyers, next time buyers, investors alike. These are great size having three double bedrooms, two bath shower/ rooms and sizeable ground floor living space. Each property has a good sized garden and two parking spaces, and 10 year guarantee.

THESE ARE A MUST SEE!

We are offering for sale, end terraced and mid terraced houses. The properties benefit from gas central heating and Upvc double glazing.

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.

### ENTRANCE HALL

15'4 x 4'07 widening to 6'6 (4.67m x 1.40m widening to 1.98m)

With composite door into, radiator, stairs leading off and doors to.

### KITCHEN

11 x 8'9 (3.35m x 2.67m)



With range of wall and base units, window to front elevation, wall mounted gas central heating boiler, built-in electric oven, hob and extractor, fridge freezer and dishwasher. Space for washing machine, breakfast bar, work surface over, splash back, laminate flooring and radiator.

### CLOAKS/WC

5'9 x 3'1 (1.75m x 0.94m)

With white suite comprising low level wc, wash hand basin, extractor and radiator.

### LOUNGE/ DINER

17'4 x 13'4 (5.28m x 4.06m)

With window and french doors offering a rear aspect to garden, TV point, understairs cupboard and radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

With stairs leading off to the second floor, radiator, storage cupboard and doors to.

### BEDROOM 2

13'5 x 13 (4.09m x 3.96m)

An 'L' shaped room with window to front elevation, radiator, storage cupboard.

### BEDROOM 3

13'3 x 9'4 (4.04m x 2.84m)

With window to rear and radiator.

### BATHROOM

6'7 x 6'7 (2.01m x 2.01m)

A white suite comprising panelled bath with shower over, shower screen, wash hand basin, low level wc and radiator.

### SECOND FLOOR

#### SECOND FLOOR LANDING

With door to master suite.

### MASTER SUITE/ BEDROOM 1

16'7" x 9'10" (5.08m x 3m)

With radiator, storage cupboard, eaves storage, window to side and velux/ skylight window.

### EN-SUITE

9'1 x 4'4 (2.77m x 1.32m)

With white suite comprising shower cubicle, shower over, glass screen, low level wc, wash hand basin and radiator.

### GARDEN

To the front the garden is open plan.

There is a good sized rear garden to the property, which will be fenced and secure with gated access.

### PARKING

There are two allocated parking spaces to the property.

### TENURE

We understand that the property is Freehold.

### SERVICES

All mains services are connected to the property.

### ENERGY PERFORMANCE CERTIFICATE

The EPC will be available upon completion.

### COUNCIL TAX BAND

The council tax banding is to be assessed.

### NOTE

The properties will have a 10 year guarantee.

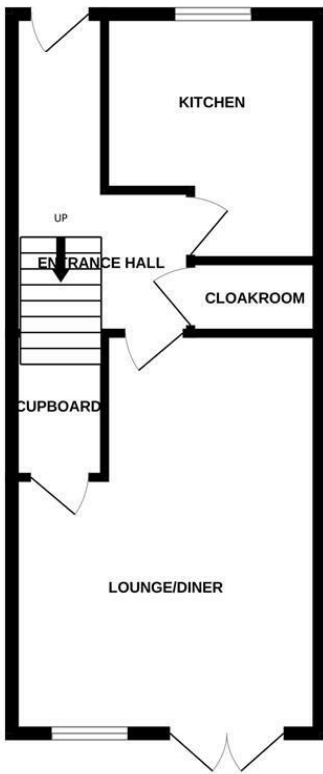
Floor coverings and solicitors fees offered as incentives.

Viewings by appointment only.

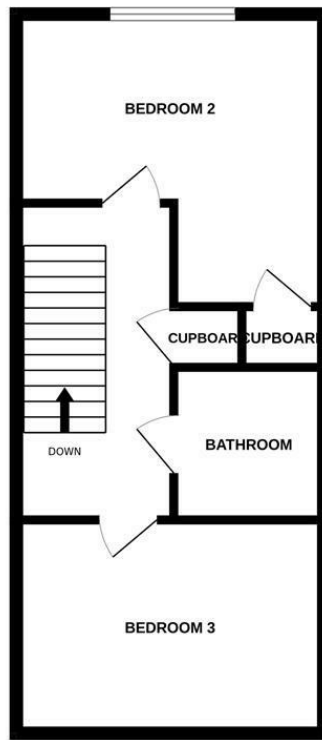
This brochure is for illustration only. The floor plan and photos might differ from plot to plot.



GROUND FLOOR



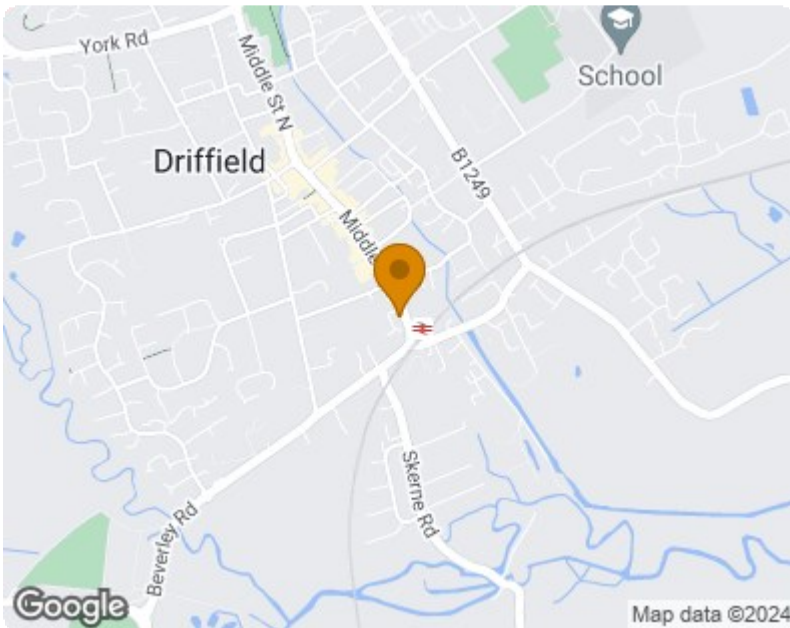
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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