



61 Bracken Road
Driffield, YO25 6UP
Guide price £210,000


WILLOWGREEN
ESTATE AGENTS

Offering for sale this super semi-detached two bedroomed bungalow with garden garage and plenty of parking.

The property briefly comprises, entrance hall, cloaks/ wc, lounge, kitchen, inner hallway, two bedrooms, shower room and conservatory.

Handily placed and close to all amenities.

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 HALL

With Upvc door into, storage cupboard and laminate flooring.

CLOAKS/ WC

6'7" x 3'4" (2.01 x 1.02)

With low level wc, pedestal wash hand basin, laminate tiled flooring, window to front elevation, radiator and splash back.

LOUNGE/ DINER

19'7" x 9'8" (5.99 x 2.96)

With laminate flooring, two radiators, gas fire in situ with feature fireplace, coving and window to front elevation.

KITCHEN

9'7" x 8'6" (2.93 x 2.60)

With range of wall and base units, drawer unit, work surface over, built-in electric oven, gas hob and extractor, stainless steel sink and mixer tap, tiled splash back, vinyl flooring, window to side and side entrance door and radiator.

INNER HALLWAY

With loft access and doors to.

BEDROOM 1

11'8" x 9'1" (3.58 x 2.79)

With fitted wardrobes, laminate flooring, radiator and window to rear elevation.

BEDROOM 2

8'8" x 8'11" (2.65 x 2.74)

With laminate flooring, radiator and french doors to conservatory.

SHOWER ROOM

7'10" x 5'6" (2.39 x 1.69)

With double shower cubicle, thermostatic shower over, glass screen, pedstal wash hand basin, low level wc, laminate tiled flooring, window to side elevation, heated towel ladder, tiled walls and extractor.

CONSERVATORY

7'3" x 14'11" (2.22 x 4.56)

Upvc & Brick construction, tiled flooring and radiator.

OUTSIDE

A block paved driveway with plenty of parking to the front and side. Side access to rear garden which is mainly paved with colourful borders and secure fenced boundaries.

PARKING

Parking in an abundance to front and side of the property.

GARAGE

A single brick garage with up and over door, power and light connected. Side personnel door.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is D.

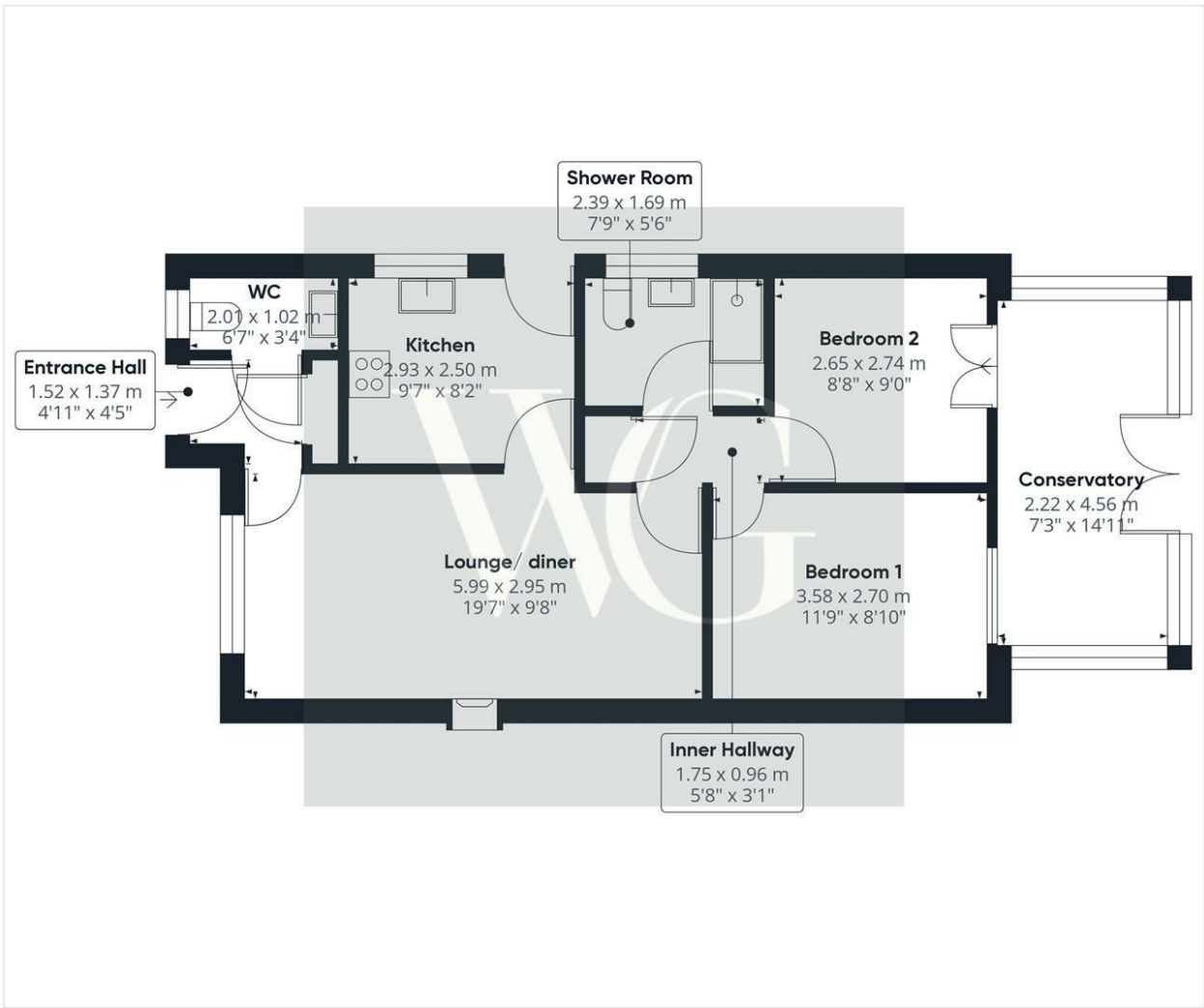
COUNCIL TAX BAND

The council tax banding is B.

NOTE







Approximate total area⁰
 65.22 m²
 702.04 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

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	87

Environmental Impact (CO₂) Rating

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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