



**4 Bethell Walk
Driffield, YO25 5PD
Offers over £300,000**


WILLOWGREEN
ESTATE AGENTS

A bright and spacious four bedroomed detached home situated in a desirable location of Driffield. Very handily placed for all amenities, bus, train, schools and town centre.

The property has been enhanced by the current owners having replaced bath/ shower rooms and kitchen/ utility rooms. Standing on a good sized plot with larger than average rear garden, hedging to the front offering privacy. Single brick garage and parking.

The property briefly comprises, entrance hall, cloaks/ wc, kitchen/ diner, utility, dining room, lounge, landing, four bedrooms, one with en-suite facilities and family bathroom. GREAT FOR FAMILIES!

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



ENTRANCE HALL 13'2 x 7'2 (4.01m x 2.18m)
With composite door into, tiled flooring, stairs leading off, storage cupboard and radiator. Doors to.

CLOAKS/ WC 5'9 x 2'11 (1.75m x 0.89m)
With vanity wash hand basin, low level wc, extractor fan, tiled flooring, radiator, wetwall splash back and ceiling spotlighting.

KITCHEN/DINER 11'3 x 10'7 (3.43m x 3.23m)
With recently re-fitted kitchen, wall, base and drawer units, work surface over, asterite sink with mixer tap, tiled splash back, built-in dishwasher and fridge, double oven, 5 ring gas hob and extractor over, tiled flooring, ceiling spotlighting, window to rear elevation, modern radiator and dining area.

UTILITY ROOM 7'10 x 5'10 (2.39m x 1.78m)
With range of cupboards, wine rack, larder unit and base units, work surface over, asterite sink and mixer tap, space for washer, cupboard housing wall mounted gas central heating boiler, tiled splash back and flooring, ceiling spotlighting, radiator and side entrance door.

DINING ROOM 10'5 x 9'9 (3.18m x 2.97m)
With bay window to front elevation, radiator and coving.

LOUNGE 18'7 x 11'3 (5.66m x 3.43m)
With feature fireplace, gas fire in situ, granite hearth and inset, bay window to front elevation, coving, TV point and French doors to garden.

LANDING 7'2 x 6'6 (2.18m x 1.98m)
A lovely light and spacious galleried landing with window on the half landing, radiator, loft access and doors to.

MASTER BEDROOM 11'4 x 11'3 (3.45m x 3.43m)
With window to rear elevation, radiator and door to en-suite.

EN-SUITE 8'1 x 5'3 (2.46m x 1.60m)
A recently re-fitted shower room with large vanity wash hand basin with drawers, low level wc, double shower cubicle with thermostatic shower and glass screen, wetwall to the walls, laminate flooring, heated towel ladder, extractor and window to side elevation.

BEDROOM 2 10'3 x 9'9 (3.12m x 2.97m)

With window to front elevation, radiator and TV point.

BEDROOM 3 11'3 x 8'9 (3.43m x 2.67m)
With window to rear elevation, storage cupboard housing hot water cylinder, TV point and radiator.

BEDROOM 4 11'2 x 9'4 (3.40m x 2.84m)
With window to front and radiator.

BATHROOM 7'2 x 6'4 (2.18m x 1.93m)
With recently re-fitted suite comprising, vanity wash hand basin, low level wc, 'P' shaped bath with glass shower screen, thermostatic shower over, tiled flooring, wetwall, heated towel ladder, ceiling spotlighting, window to front elevation and extractor.

GARDEN
With screened hedging to the front elevation offering privacy, lawn and pathways, driveway with parking leading to the garage, side gated access to the rear. To the rear the garden is mainly laid to lawn with raised beds, shrub borders, trees and flowers, large stone flagged patio with lighting and external sockets and water sprinkling system.

PARKING
There is parking spaces on the driveway in front of the garage.

GARAGE
There is a single brick garage with power and light connected, remote controlled front access door and rear personnel door.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected to the property.

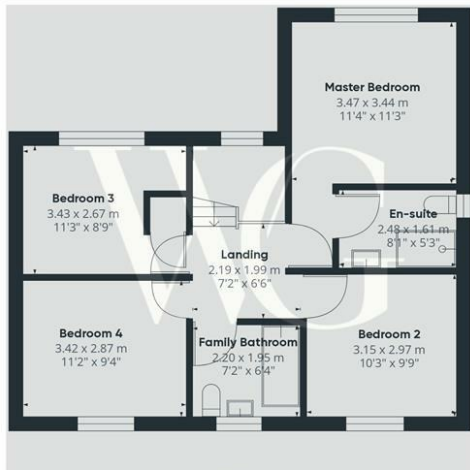
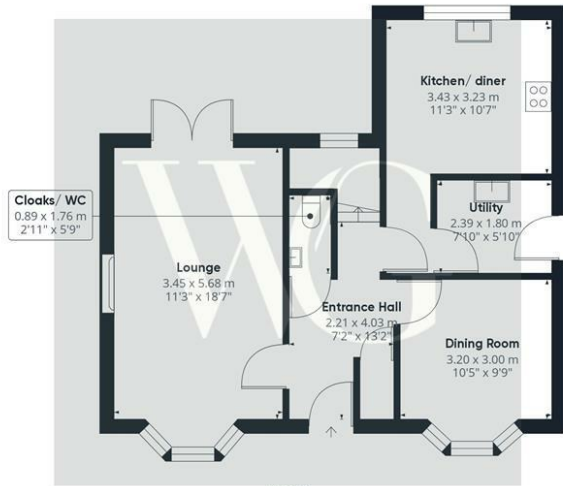
The property does have cameras and CCTV installed.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.

COUNCIL TAX BAND
The council tax banding is E.





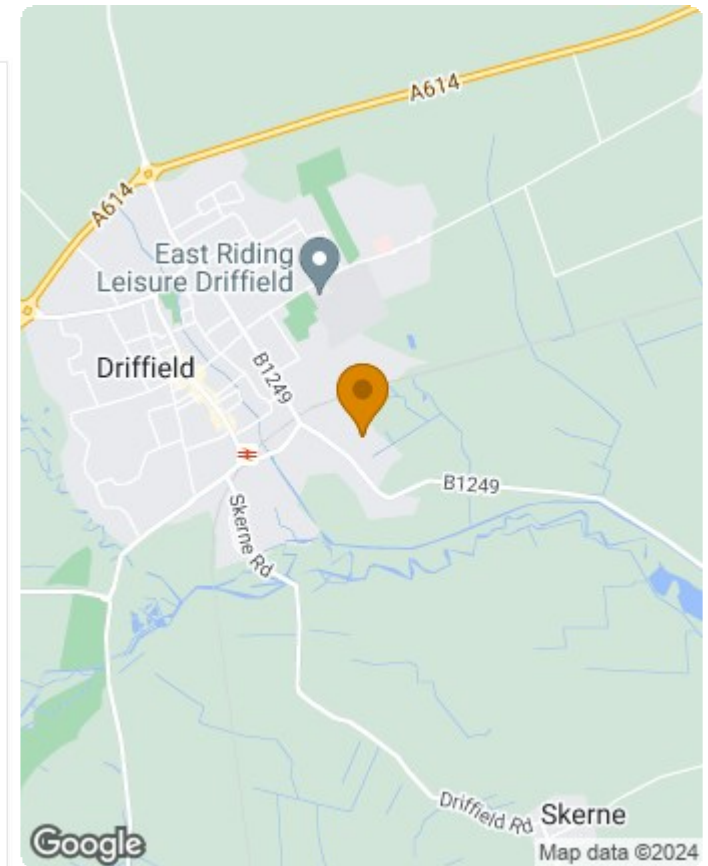


Approximate total area[®]
115.06 m²
1238.53 ft²

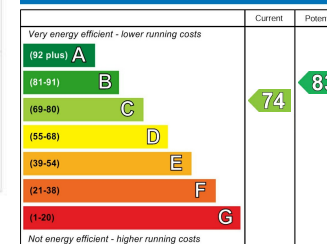
(1) Excluding balconies and terraces

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

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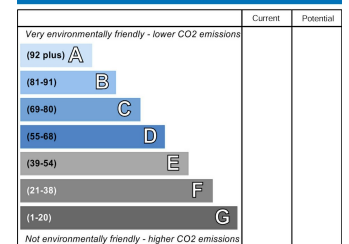


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



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