



WILLOWGREEN
ESTATE AGENTS
FOR SALE

10 Howe Lane
Driffield, East Yorkshire YO25 4JU
Asking price £180,000

WILLOWGREEN
ESTATE AGENTS

****A development opportunity****

A detached single storey dwelling now in need of a full refurbishment. The property is a stroll away from the village centre, beautiful mere and all village amenities. This is a great opportunity for someone **LOOKING FOR A PROJECT!**

****CALLING ALL INVESTORS/ DEVELOPERS/ BUILDERS****

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC Rating TBC



ENTRANCE PORCH

With Upvc door into.

ENTRANCE HALL

With timber side door into and doors to all rooms, airing cupboard and radiator.

SUN ROOM

With patio doors to garden.

LOUNGE

With open fire, radiator and window to front elevation.

CLOAKS/ WC

With wall mounted wash hand basin and wc.

KITCHEN

With range of units, wall mounted gas central heating boiler, space for cooker and white goods, windows to front elevation.

SHOWER ROOM

With shower, wc and pedestal wash hand basin, window to front elevation.

BEDROOM 1

With two windows to front elevation and radiator.

BEDROOM 2

With window to side and radiator.

BEDROOM 3

With window to rear elevation and radiator.

BEDROOM 4

With window to side elevation and radiator.

GARAGE

A single lower ground garage with up and over door.

GARDEN

The property is situated in an elevated position.

The garden is surrounding the property, does require work.

PARKING

A driveway offers parking for several vehicles.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is TBC.

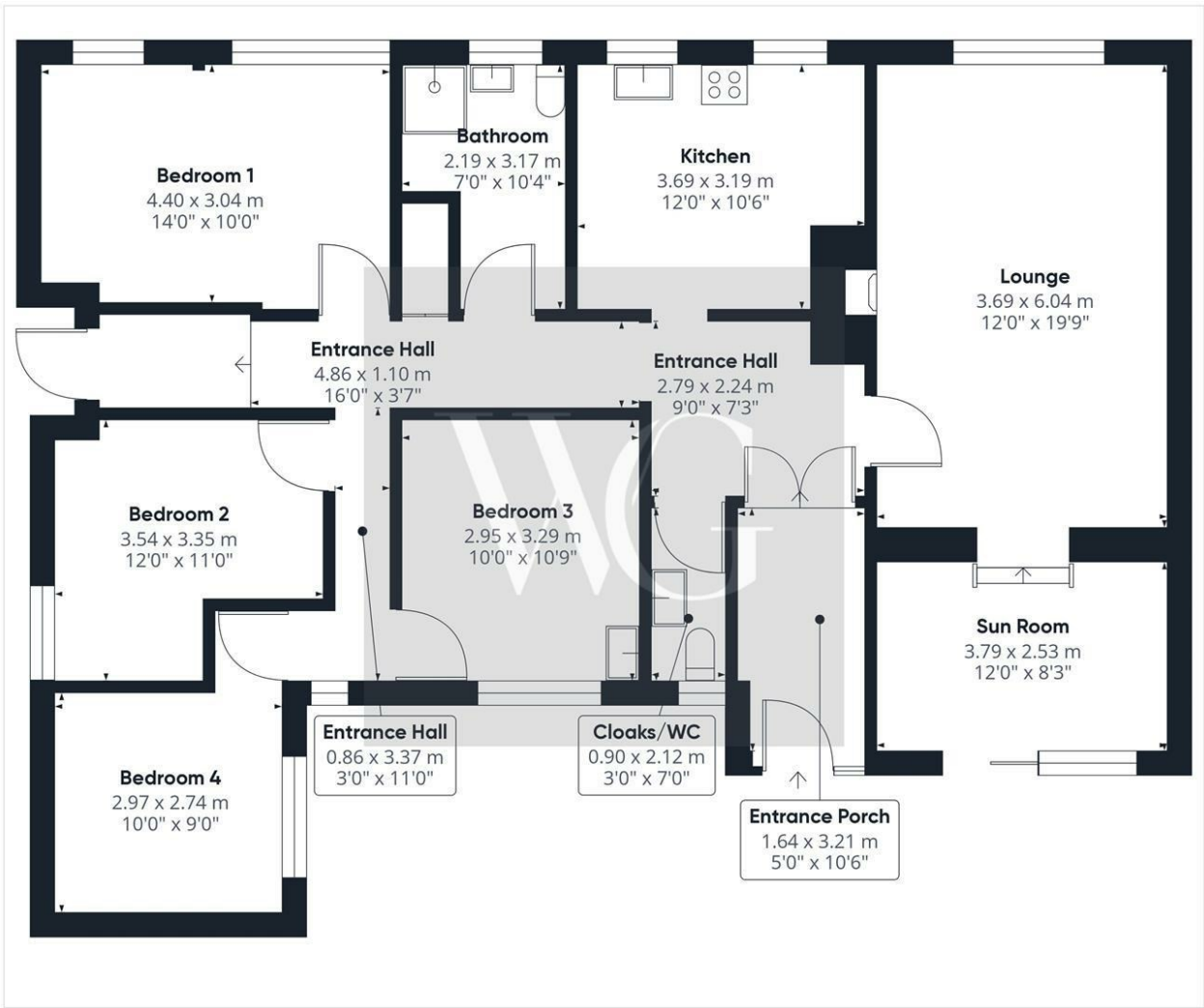
COUNCIL TAX BAND

The council tax banding is E.

NOTE

The property requires modernisation/ refurbishment throughout, subject to consents.





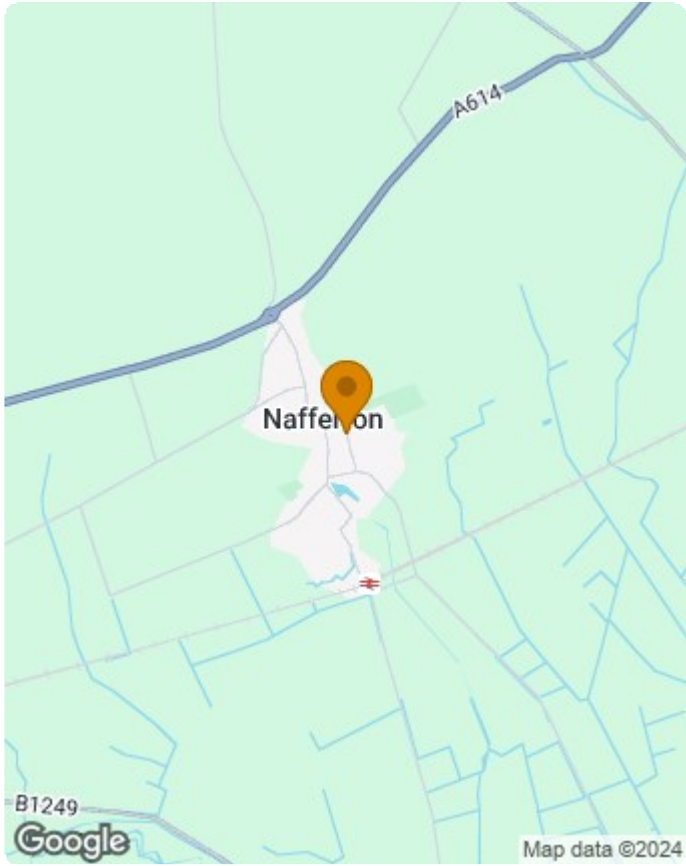
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Approximate total area¹⁾
119.85 m²
1290.05 ft²

(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		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	79	57

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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