



**3 Hudson Drive
Driffield, YO25 5NX
Asking price £230,000**


WILLOWGREEN
ESTATE AGENTS

****OPEN HOUSE SATURDAY 17th AUGUST 24 - 1PM until 2PM - *SUPER SPACIOUS*THREE DOUBLE BEDROOMS*COSMETIC UPGRADE REQUIRED* PLEASE REGISTER WITH THE DRIFFIELD OFFICE**

We are offering for sale this SPACIOUS three bedroom semi-detached bungalow with garage and garden. Situated in a popular residential area just a stroll to the riverhead, for countryside walks, town centre, train station and all other amenities are close to hand.

This super bungalow would suit the retired buyer or a small family as it is so spacious, built by local builder Messrs Martin Mason who is known for quality.

The property briefly comprises entrance hall, dining kitchen, lounge/ diner, three bedrooms, bathroom and cloaks/ wc. Attached garage and good sized but managble gardens.

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 3'4" x 11'10" (1.04 x 3.62)
With Upvc door into, radiator and doors to.

DINING KITCHEN 11'7" x 8'11" (3.54 x 2.74)
With range of wall and base units, built-in electric oven, gas hob and extractor, stainless steel sink and mixer tap, work surface over, wall mounted gas central heating boiler, radiator, window to rear elevation and vinyl flooring.

LOUNGE/ DINER 20'9" x 11'7" (6.35 x 3.54)
With bay window to rear elevation, radiator, feature fireplace with electric fire in situ.

BATHROOM 8'3" x 7'9" (2.52 x 2.38)
With pedestal wash hand basin, low level wc, panelled bath with shower from the taps, part tiled walls, radiator and window to side elevation.

BEDROOM 1 10'2" x 11'11" (3.11 x 3.64)
With window to front elevation, radiator and range of fitted wardrobes.

BEDROOM 2 10'1" x 8'8" (3.09 x 2.66)
With window to front elevation. radiator and range of fitted furniture, desk and cupboards.

BEDROOM 3 10'3" x 9'5" (3.14 x 2.88)
With window to front elevation, radiator and fitted wardrobes.

INNER LOBBY 7'6" x 3'10" (2.29 x 1.17)
With Upvc door to the front elevation.

CLOAKS/ WC 5'5" x 2'8" (1.67 x 0.83)
With low level wc, wall mounted wash hand basin and window to front elevation.

OUTSIDE
The property sits proud on Wansford Road, slightly set back with wrought iron railings, there is a gravelled frontage and side pathway leading to the rear garden. The rear garden is mainly laid to lawn with fencing to one side and open plan to the other

PARKING
There is plenty of parking to the rear of the property in front of the garage.

GARAGE
There is a single attached brick garage to the property with up and over door to the front elevation.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

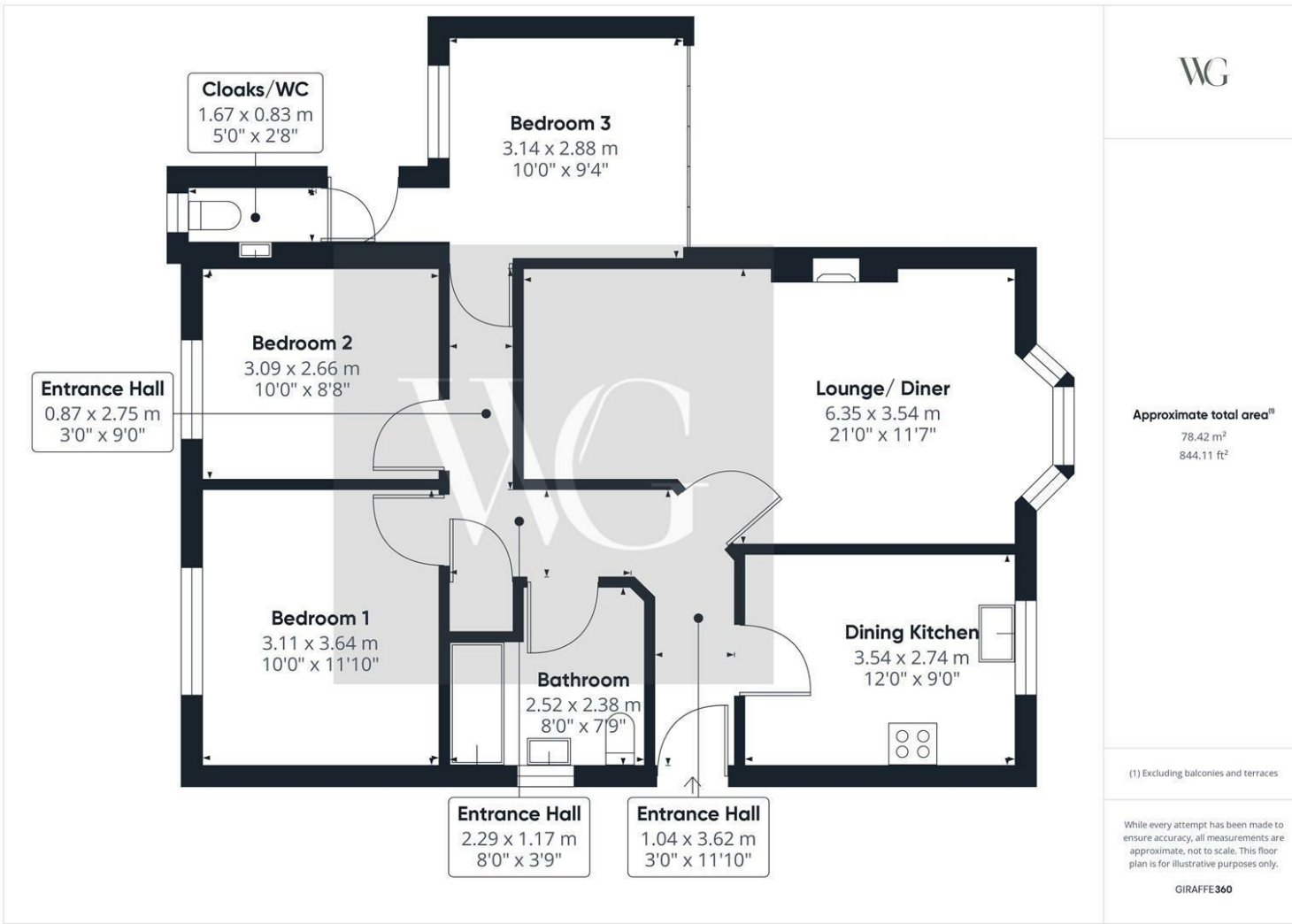
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is C.

COUNCIL TAX BAND
The council tax banding is C.

NOTE
The property is offered for sale with NO ONWARD CHAIN.







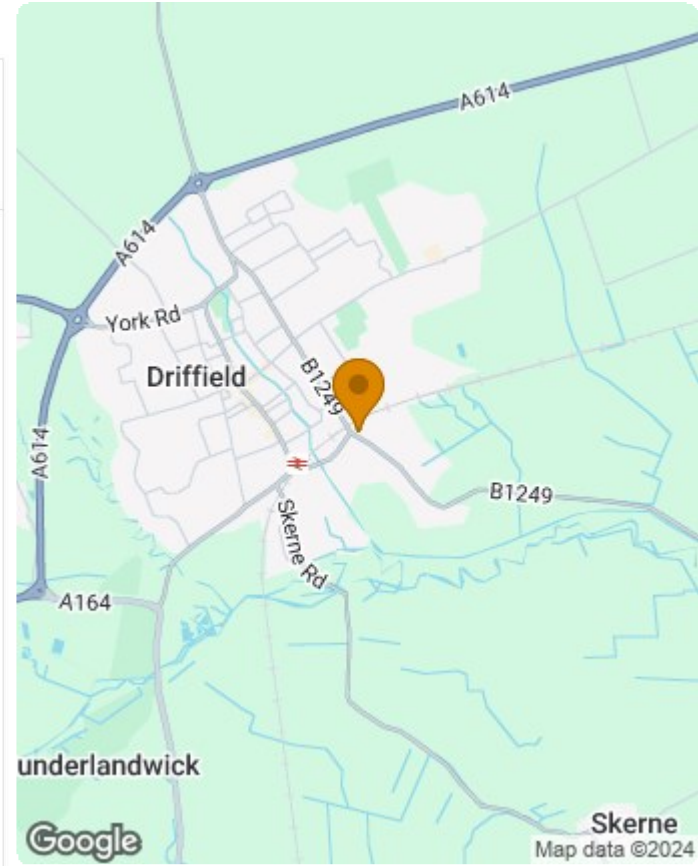
WG

Approximate total area¹⁾
78.42 m²
844.11 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		84

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		



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633