



**33 Angus Drive**  
**Driffield, YO25 5BQ**  
**Guide price £269,950**

  
**WILLOWGREEN**  
ESTATE AGENTS

A delightful two bedroom detached bungalow built by Messrs Naylors. The bungalow has undergone a programme of enhancement by the current owners with new kitchen and shower room, decor and floor coverings.

The property briefly comprises, entrance hall, lounge, dining kitchen, two bedrooms and shower room. Single brick garage and parking, garden to front and rear.

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 TBC



**ENTRANCE HALL** 12'1" x 7'7" (3.70 x 2.33)

With timber door into, loft access, radiator and doors to.

**DINING KITCHEN** 16'5" x 10'7" (5.02 x 3.25)

With recently re-fitted kitchen wall and base units, work surface over, tiled splash back, integrated fridge freezer, electric oven, hob and extractor, washer and dishwasher. Wall mounted gas central heating boiler, window to rear and side elevations side entrance door and radiator.

**LOUNGE** 16'6" x 11'6" (5.03 x 3.51)

With feature fireplace, electric fire in situ, French doors to garden, TV point, radiator and coving.

**BEDROOM 1** 12'9" x 10'9" (3.89 x 3.28)

With window to front elevation, radiator and storage cupboard.

**BEDROOM 2** 12'1" x 7'7" (3.70 x 2.33)

With coving, radiator and window to front elevation.

**SHOWER ROOM** 6'9" x 7'1" (2.07 x 2.18)

With recently re-fitted modern white suite comprising low level wc, pedestal wash hand basin, double shower cubicle with thermostatic shower over, glass screen, tiled walls, window to side elevatioion, extractor and radiator.

## **GARDEN**

The property is situated in a tucked away position with garden to front and rear. A gravelled and paved frontage with shrubs, side gated access to the rear, the rear garden is walled with climbing roses and shrub borders, generous lawn and patio.

Outside tap and outside lighting.

**GARAGE** 8'7" x 16'10" (2.64 x 5.15)

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

## **PARKING**

There is parking to the front of the garage on the driveway.

## **TENURE**

We understand that the proeprty is Freehold.

## **SERVICES**

All services are connected to the property.

## **ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is TBC

## **COUNCIL TAX BAND**

The council tax band is C.

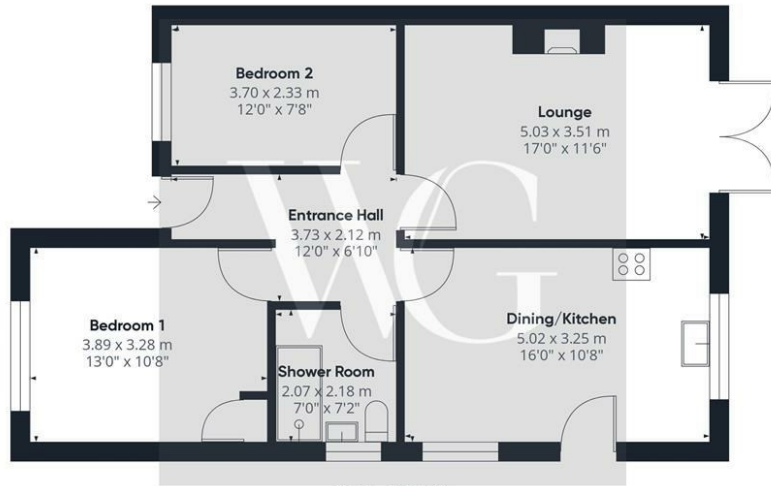
## **NOTE**

The property has had a complete overhaul, with new kitchen, shower room, floor coverings and decor.

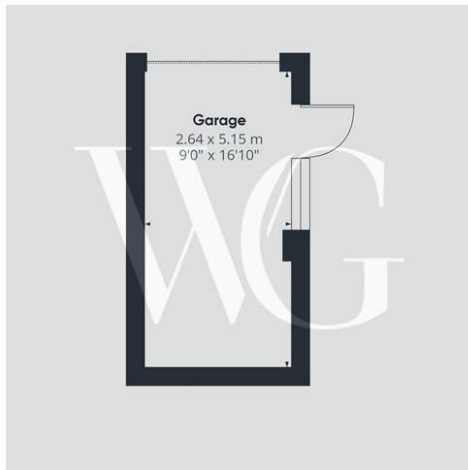
Perfect to just move into.







Floor 1 Building 1



Floor 1 Building 2

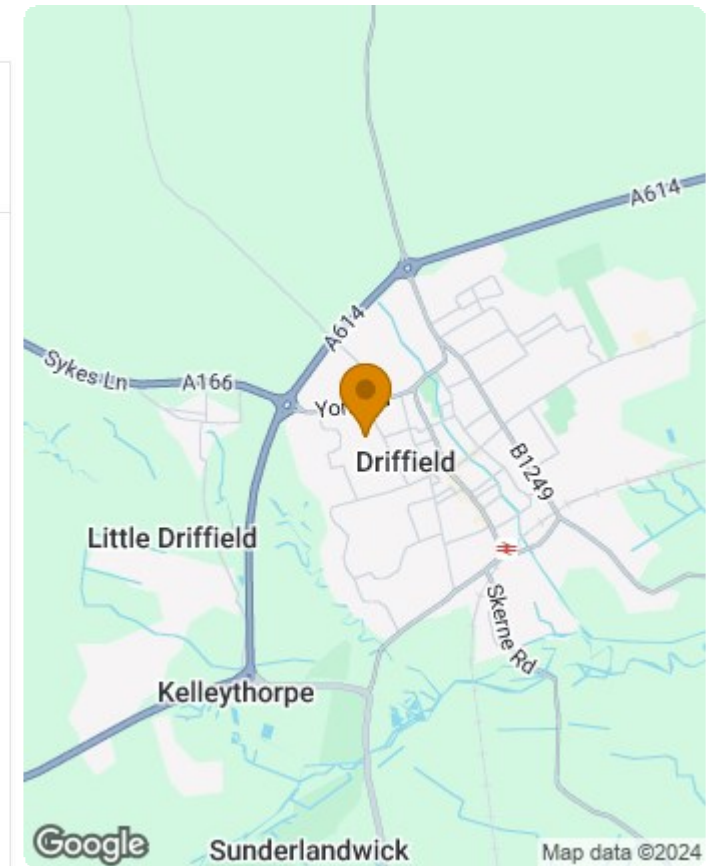


Approximate total area<sup>1)</sup>  
80.02 m<sup>2</sup>  
861.33 ft<sup>2</sup>

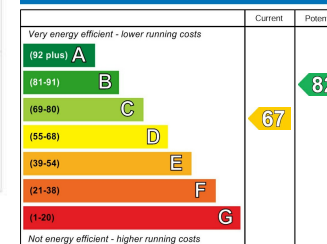
(1) Excluding balconies and terraces

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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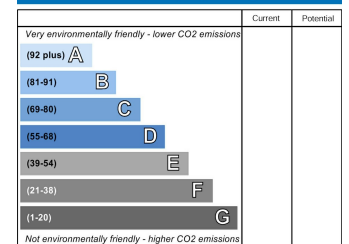


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC



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