



**13 Ellacott Garth**  
**Driffield, East Yorkshire YO25 5FZ**  
**Asking price £202,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

\*\*\*REDUCED FOR QUICK SALE DUE TO JOB RE-LOCATION\*\*\* NO ONWARD CHAIN\*\*\* A beautifully presented 3 bedroom semi detached property must be seen, situated in a quiet cul-de-sac location. Superbly maintained throughout this would suit any buyer looking for a property which is in move in condition and dressed like a SHOW HOME. A well proportioned property with large kitchen/diner, light and airy lounge, three good sized bedrooms, ensuite and family bathroom. Situated on a lovely plot which is screened to the rear giving privacy to all sides, block paved area for parking to the front, ONE NOT TO BE MISSED!

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 B



**ENTRANCE HALL** 9'0" x 3'3" (2.75 x 1.01)  
With composite door into, radiator, stair leading off and laminate flooring, doors to.

**CLOAKS/ WC** 5'2" x 3'0" (1.60 x 0.93)  
With modern white suite comprising pedestal wash hand basin, low level wc, laminate flooring and extractor fan.

**LOUNGE** 16'0" x 11'9" (4.90 x 3.60)  
With window to front elevation, radiator, TV point and laminate flooring.

**DINING KITCHEN** 10'5" x 14'11" (3.19 x 4.57)  
With a range of modern wall, base and drawer units, wall mounted gas central heating boiler, stainless steel sink and mixer tap, integrated dishwasher, washer/dryer, fridge freezer, electric oven, gas hob, splash back and extractor hood. Window to rear elevation, radiator, under stairs cupboard and French doors to garden.

**LANDING** 11'11" x 6'3" (3.64 x 1.91)  
With airing cupboard, loft access and radiator. Doors to.

**BEDROOM 1** 11'9" x 8'5" (3.60 x 2.57)  
With window to front elevation, radiator and door to en-suite.

**EN-SUITE** 4'5" x 8'2" (1.35 x 2.51)  
A modern white suite with shower cubicle, shower over, glass screen, pedestal wash hand basin, low level wc, vinyl flooring, heated towel ladder and extractor.

**BEDROOM 2** 10'2" x 8'6" (3.11 x 2.60)  
With window to the rear elevation and radiator.

**BEDROOM 3** 8'8" x 6'2" (2.65 x 1.90)  
Currently used as a dressing room, with window to front elevation and radiator.

**BATHROOM** 5'6" x 6'3" (1.69 x 1.91)  
A modern white suite comprising pedestal wash hand basin, low level wc, panelled bath, vinyl flooring, window to rear elevation and radiator.

**PARKING**  
There is a block paved driveway to the front of the property with parking for two vehicles.

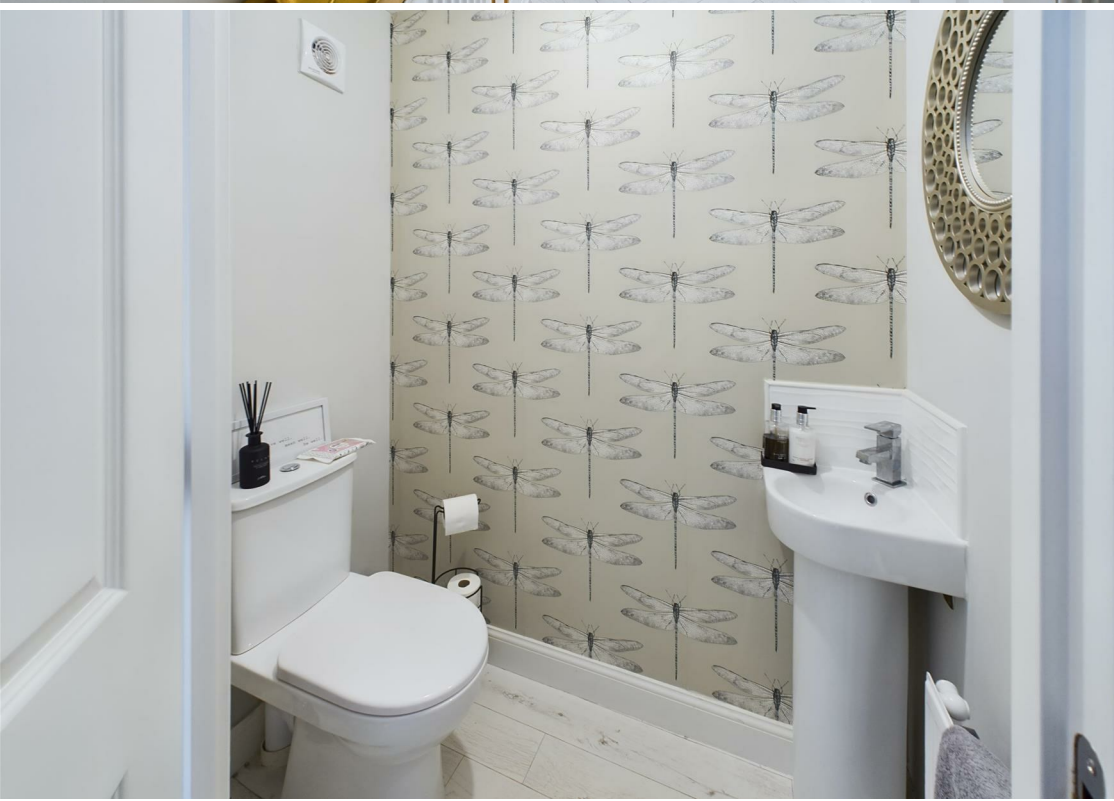
**GARDEN**  
The garden is fenced securely, screened by trees to the rear, offering privacy. The garden is mainly laid to lawn with patio area and space for garden shed.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is B.

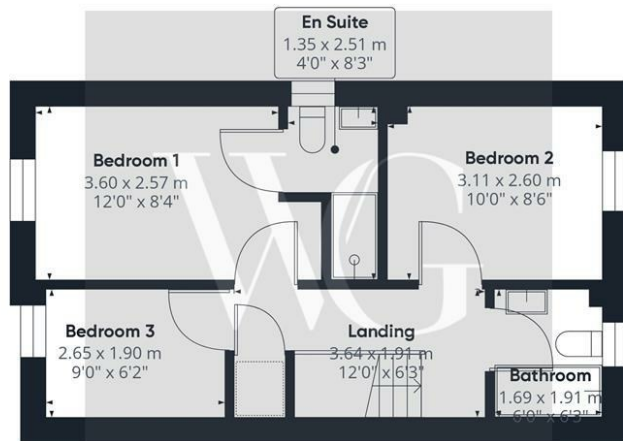
**COUNCIL TAX BAND**  
The council tax banding is B.







Floor 1



Floor 2

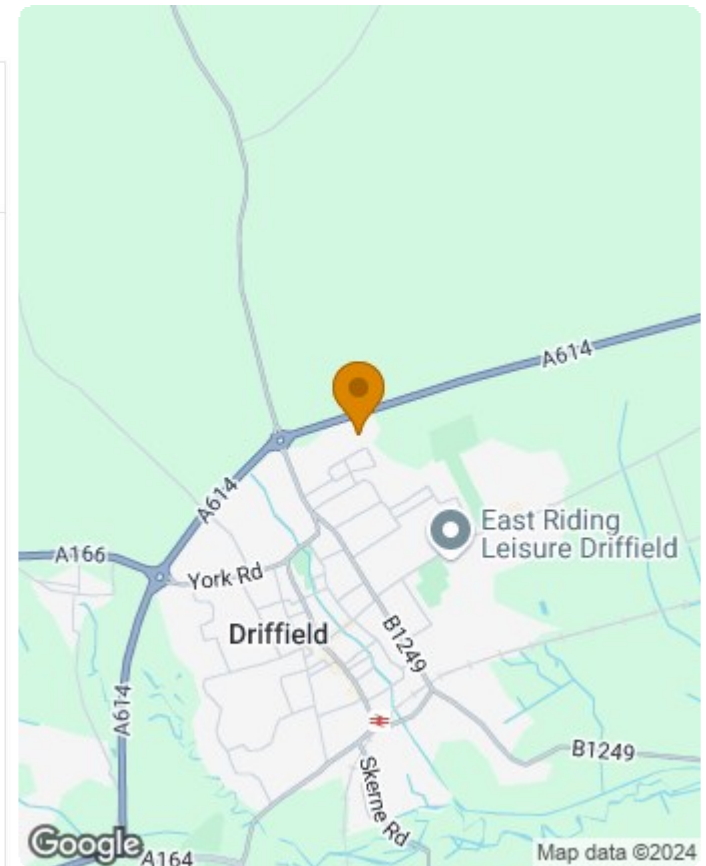
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Approximate total area<sup>1)</sup>  
70.69 m<sup>2</sup>  
760.9 ft<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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