



6 Laking Lane
Driffield, YO25 3YR
Asking price £197,500


WILLOWGREEN
ESTATE AGENTS

Are you looking for a home with a countryside view? This delightful three bedroom semi-detached house deserves more than a passing glance, with oil fired central heating and double glazing and amazing views to the front and rear.

The property briefly comprises, entrance hall, cloaks/wc, kitchen, lounge/diner, conservatory, landing, three bedrooms and modern shower room. Generous garden to front and rear. Single brick garage and plenty of parking.

Wold Newton is a sought-after Yorkshire Wolds village, in the East Riding of Yorkshire. It is situated just 9 miles from both Scarborough and Bridlington offering a picturesque countryside lifestyle.



ENTRANCE HALL 8'8" x 3'2" (2.66 x 0.99)
With radiator, storage cupboard and doors to.

CLOAKS/ WC 5'10" x 2'9" (1.79 x 0.86)
With corner vanity wash hand basin and low level wc, radiator, window to front elevation and vinyl flooring.

KITCHEN 8'9" x 6'7" (2.68 x 2.01)
With range of wall and base units, wall mounted oil fired central heating boiler, window to front elevation, vinyl flooring, tiled splash back, integrated electric oven and hob, space for washing machine and fridge, breakfast bar and radiator.

LOUNGE/ DINER 17'10" x 13'2" (5.44 x 4.02)
A rear facing room with feature fireplace and open fire in situ, stairs leading off, TV point, radiator and sliding patio doors to conservatory.

CONSERVATORY 6'3" x 11'4" (1.93 x 3.46)
A uPVC conservatory with tiled flooring and rear entrance door. Great garden views.

LANDING 8'5" x 3'10" (2.57 x 1.18)
With window to side elevation, loft access, radiator and doors to.

BEDROOM 1 7'2" x 13'2" (2.20 x 4.03)
A rear facing room with fabulous open views, two windows to the rear elevation, built-in wardrobes, radiator and airing cupboard housing hot water cylinder.

BEDROOM 2 9'1" x 7'5" (2.77 x 2.27)
With window to front elevation, views over open countryside and radiator.

BEDROOM 3 11'10" x 5'6" (3.61 x 1.68)
With window to front elevation, radiator, range of fitted wardrobes and super views.

SHOWER ROOM 3'3", 236'2" x 5'6" (1.72 x 1.68)
A recently re-fitted shower room with double shower cubicle, thermostatic shower over, glass screen, vanity wash hand basin and low level wc, extractor fan, heated towel ladder, tiled flooring and part tiled walls.

GARDEN
Situated on a generous plot with large frontage with

lawn, rose bushes and hedging, gravelled parking and driveway leading to the garage. The rear of the property is very secure and private, overlooking open fields, secure fenced boundaries, coal bunker and oil tank.

Outside lighting, sockets and tap.

PARKING
There is plenty of parking to the front of the property on the gravelled driveway.

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

TENURE
We understand that the property is Freehold.

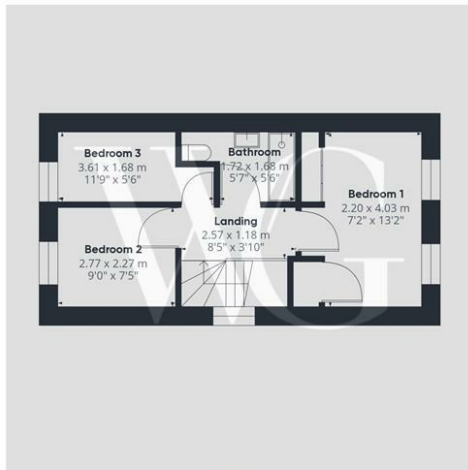
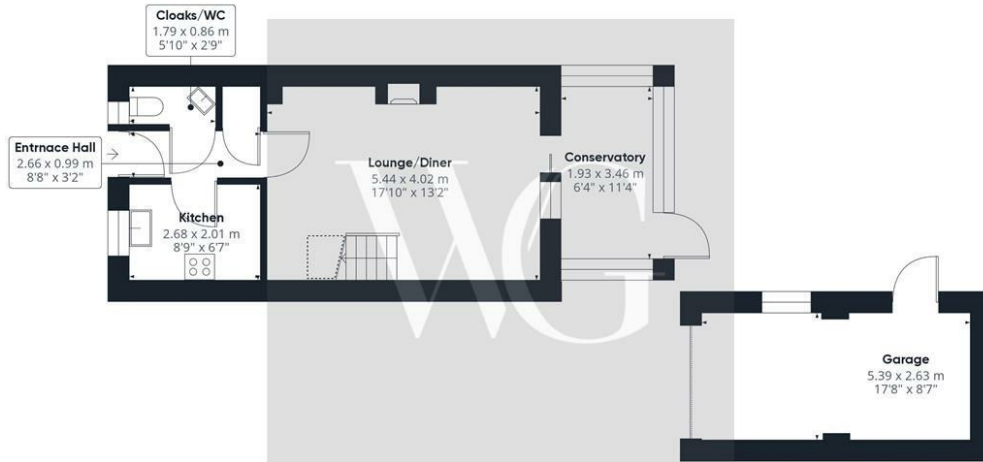
SERVICES
Water and electric connected, the drainage is to a septic tank and the heating and hot water are provided by the oil fired central heating boiler.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC

COUNCIL TAX BAND
The council tax banding is B.







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Approximate total area[®]

82.75 m²
890.71 ft²

Reduced headroom

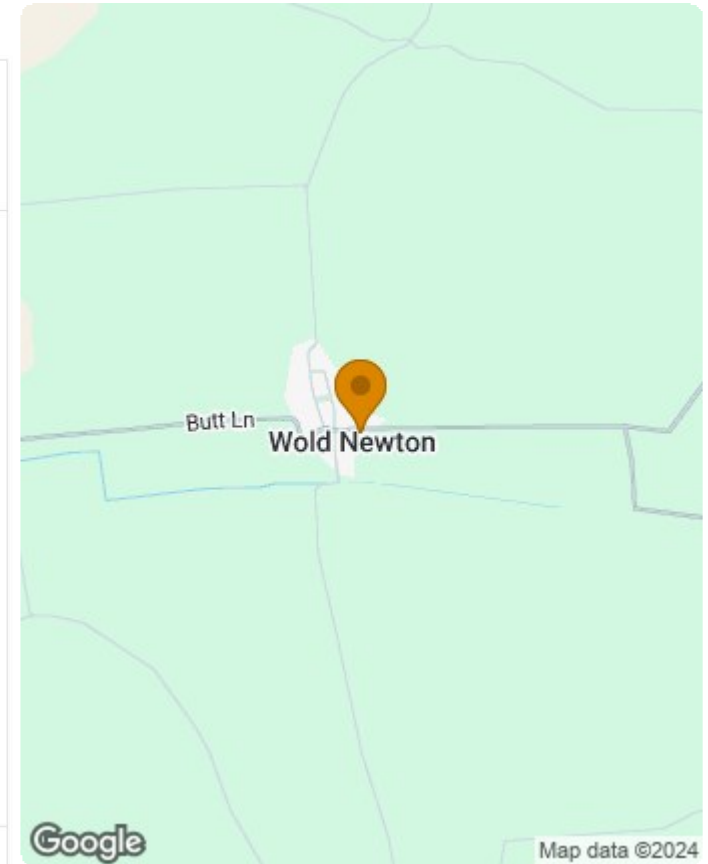
1.31 m²
14.1 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

Rating	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		72
(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

Environmental Impact (CO₂) Rating

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		

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