



**3 Cundill Parade**  
**Driffield, YO25 6BN**  
**£165,000**

WILLOWGREEN  
ESTATE AGENTS

A simply stunning cottage style property within walking distance of the town. This delightful modern home is perfect for the first time buyer, next time buyer or retireds.

The property briefly comprises entrance in lounge, kitchen/ diner, cloaks/wc, landing, two bedrooms and bathroom. Super private sunny south facing garden with timber garden shed. Parking space.

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 INTO LOUNGE**

With composite door into.

**CLOAKS/ WC**

6'2" x 3'1" (1.89 x 0.95)

With pedestal wash hand basin, low level wc, vinyl flooring, heated towel ladder and extractor fan.

**LOUNGE**

14'0" x 13'7" (4.28 x 4.16)

With TV point, radiator, window to front elevation and stairs leading off.

**KITCHEN/ DINER**

A light and airy kitchen/ diner with cottage style stable door to garden. With range of wall, base and drawer units, vinyl flooring and ceiling spotlighting, washing machine, fridge freezer, stainless steel sink and mixer tap, work surface over, upstand, electric oven, gas hob and extractor.

**LANDING**

2'6" x 3'3" (0.77 x 1.01)

With ceiling spotlighting and doors to.

**BEDROOM 1**

8'8" x 9'8" (2.66 x 2.97)

With two windows to front elevation, storage cupboard, radiator, TV point and ceiling spotlighting.

**BEDROOM 2**

9'4" x 7'5" (2.87 x 2.28)

With radiator, window to rear elevation and TV point.

**BATHROOM**

11'10" x 5'10" (3.62 x 1.80)

With modern white suite, pedestal wash hand basin, low level wc, panelled bath with glass shower screen, part tiled walls, vinyl flooring, ceiling spotlighting, window to rear elevation and heated towel ladder.

**OUTSIDE**

Situated in a quiet setting just off middle street north, with private driveway, gravelled frontage, gated access to rear garden, which is mainly laid to lawn with timber garden shed and seating areas.

**PARKING**

With one parking space which is allocated.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**

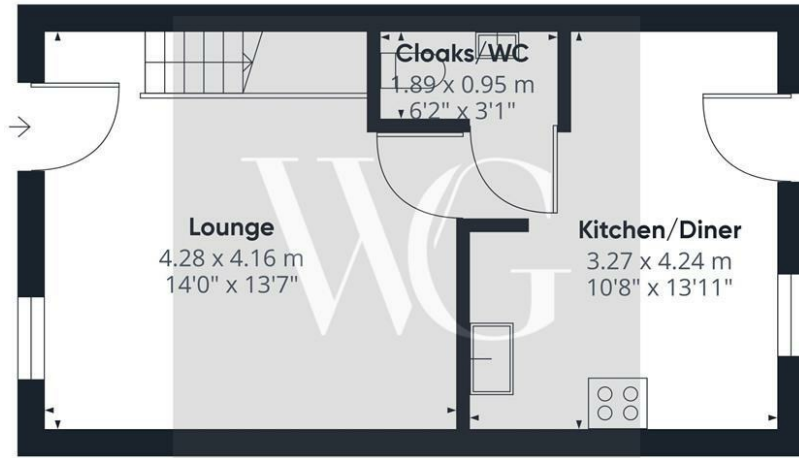
The energy performance rating is B.

**COUNCIL TAX BAND**

The council tax band is A.







WG

**Approximate total area<sup>(1)</sup>**

54.81 m<sup>2</sup>  
589.97 ft<sup>2</sup>

**Reduced headroom**

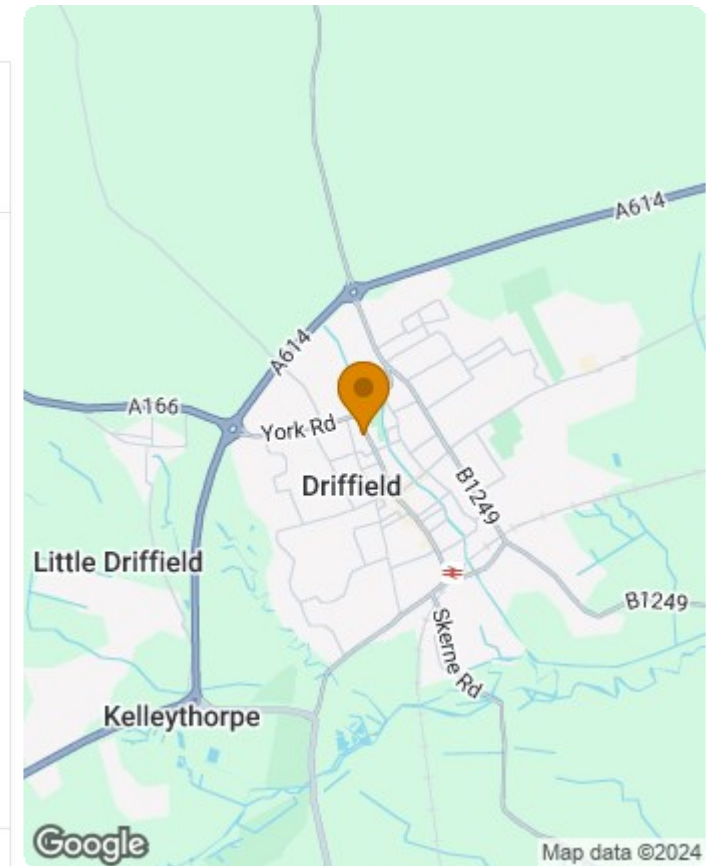
2.04 m<sup>2</sup>  
21.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

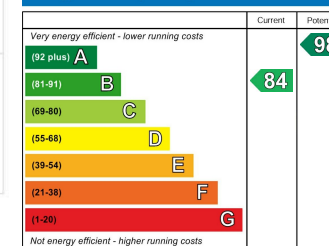
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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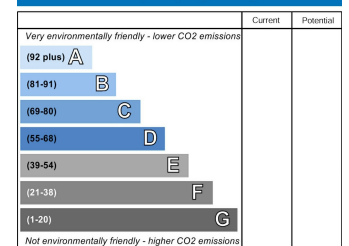


**Energy Efficiency Rating**



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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